



Colorado Springs Newsletter

February 2024



President's Note - Lorenys Perez



Our February meeting was a total hit. If you missed it, William Mutch the CLLC lobbyist gave us a short update on the 2024 legislative session & Mitch Hammes from Colorado Springs Neighborhood Services gave us a lot of important information about code enforcement procedures with some pretty intriguing examples of issues they face day to day.

We would love to see more of you involved in our chapter. We have many committees, some which require a little more time to participate in; please consider joining a committee to see what leadership in our Colorado Springs NARPM Chapter is all about. If you are interested in learning more, feel free to ask one of the 2024 board members at our March lunch or email any of us. Speaking of committees, Sam and the Legislative committee have been very busy tracking new legislation and working with the Colorado Landlord Legislative Coalition (CLLC) which has already issued a few Calls to Action. We have committees that deal with Legislation, Designations, Education, Marketing, New Members, Social Activities, and the Affiliate Member Committee. Come to think of it I am sure Christy with First Bank would love some help working with the Affiliate Members.

I look forward to seeing all of you beautiful people at the March meeting where Marsha Waters the Executive Director of the Division of Real Estate will be giving us an update on what is happening at the Division. I am sure the update will cover the newly adopted rules affecting property managers that go into effect March 30th, and of course some stories of recent investigations. You won't want to miss it!

President: Lorenys Perez 719-285-7949 Email Lorenys	Past President: Betsy Gossage 719-213-9100 Email Betsy	President Elect: Abigail Rael 719-243-6400 Email Abigail	Secretary: Raegan Lopez 719-213-9100 Email Raegan	Treasurer: Lance Kohler 719-243-6400 Email Lance	Membership & Hospitality: Charles D'Alessio 719-660-5223 Email Charles	Education: Rob Lynde 719-260-6871 Email Rob
Affiliate: Christy Lehmpuhl 719-533-2460 Email Christy	Legislative: Samantha Santee 303-665-7366 Email Samantha	Designation: Misty Berger 719-313-7156 Email Misty	Marketing & Website: Drew Barlett 719-213-9100 Email Drew	Newsletter: Dave Kraszewski 719-425-0311 Email Dave	New Member Mentor: Vacant	Social: Angie Finch 719-639-8364 Email Angie



Colorado Springs NARPM Calendar 2024

March 19th — DORA update with Marsha Waters

April 16th — Leveraging Tech and Affiliate Panel Q&A

May 21st — Legislative Updates with Ken Davidson

June 18th — Liz Cleyman

July 20th — Summer Social at Ivywild 4:30pm - 6:30pm

August 20th — Jim Roman

September — Symposium

October 15th — Communications Expert (UCCS?)

November 19th — Marc Cunningham

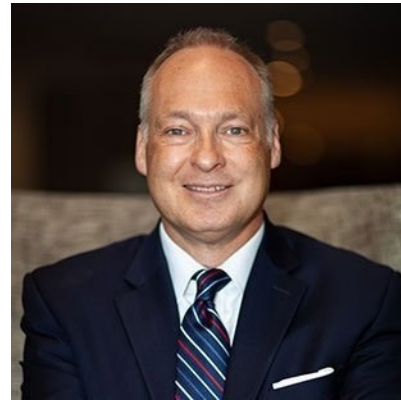
December — Holiday Party

***** Topics subject to revision**



February Luncheon Recap

In February our Chapter welcomed our CLLC Lobbyist William Mutch to speak on the number of anti-landlord bills making their way through the legislature this session. William is tracking over 50 bills presently.



William Mutch - CLLC Lobbyist

Housing remains as a major issue for the general assembly. The perceived power imbalance between renters and owners continues to be a sticking point with Democrats. They want a balance between the two when historically the property owners hold an advantage. **“Just Cause” Eviction** requirements have returned this session. Last year we avoided this new law only by virtue of the legislative term expiring. This year we probably won’t be so lucky. Some goals of Just Cause are to provide more home stability for renters and to prevent landlords from non-renewing problem tenants when their conduct doesn’t rise to the level of eviction, but they are unwanted. However, Governor Polis has not expressed his support, we may get some help from him.

The **Warranty of Habitability** is being revamped with 42 pages of changes. Among these are time requirements for repairs. This portion is unworkable because of the availability of contractors. Mutch says he was given the bill the day it was introduced with no forewarning. The Housing Committee is pretty stacked against us. If anyone knows Tony Exum, please try to reach out to him personally. The Senate will be the best place fight this bill.

Algorithm Billing is another issue being discussed. Proponents say it’s a form of price fixing. But the bill in its current form holds no description of exactly what “Algorithm Billing” is. In its current form the bill is unworkable.



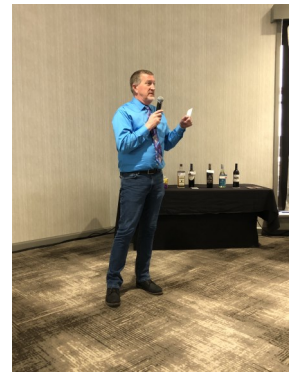
February Luncheon Recap Continued...

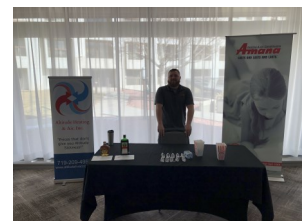
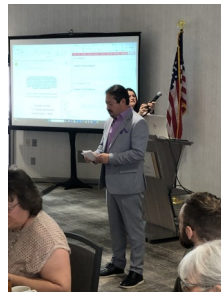
***Mitch Hammes
Neighborhood Services
City of Colorado Springs***

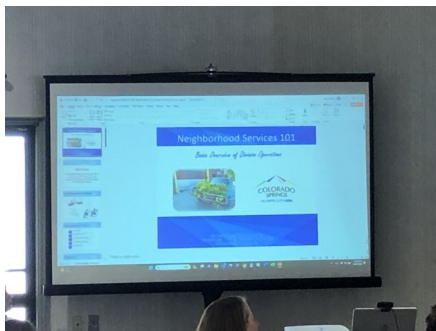
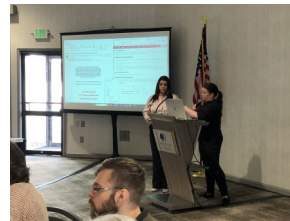
Neighborhood Services works to protect the health, safety, and welfare of city neighborhoods by mitigating signs of urban blight. Mitch calls himself, “That Code Enforcement Guy”. In February Neighborhood Services Manager Mitch Hammes presented “Neighborhood Services 101”. The Department of Neighborhood Services used to be called Code Enforcement. Their goal is to handle violations in the easiest way possible to try to avoid things like fines and court. They focus on four elements: Resident Education, Behavior Modification, Problem Solving, and Punitive Abatement.

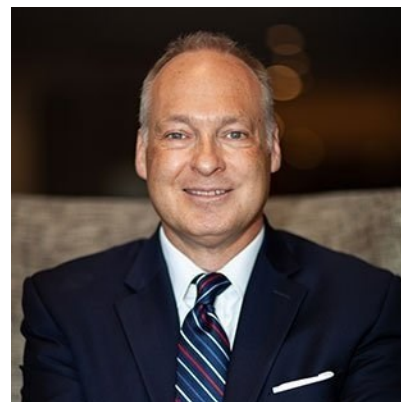
Mitch talked about the code enforcement process. It starts with a resident complaint. Then it moves to the inspection phase. A Notice of Violation can then be issued with a chance to remedy followed by a reinspection. Extensions can be issued for people needing more time, but if the resident doesn’t comply, a warrant can be issued followed by an abatement warrant and / or citation.

The most common neighborhood issues the department sees are abandoned vehicles, lack of sanitation, debris, and overgrown weeds.









March Luncheon Preview

Marcia Waters has been with the Colorado Division of Real Estate since August 2005.

Marcia started with the Division as a Criminal Investigator for the Real Estate Commission and was promoted to Chief Investigator in 2006. In 2007, she was promoted to the position of Investigations and Compliance Director. In that capacity, she managed the investigatory and settlement programs for the Division. On October 15, 2010, she was promoted to the position of Division Director. The Division of Real Estate licenses and regulates approximately 50,000 real estate professionals.

Ms. Waters serves as the administrator for the Real Estate Commission, the Board of Real Estate Appraisers, the Board of Mortgage Loan Originators, and the HOA Information and Resource Center.

Ms. Waters manages the Division's \$6.5 million budget, oversees a staff of approximately 50 full-time employees, and establishes the direction of Division programs based on market and industry trends.



Marsha Waters
Director
CO Division of Real Estate



Legislative Update



[Samantha](#)
[Santee](#)

Legislative
Chairperson

We continue to monitor a number of bills, but the two most important right now are HB24-1098: Cause Required for Residential Eviction and SB24-094: Safe Housing for Residential Tenants.

HB24-1098 (Just Cause): Passed (amended) the House, and was assigned to a Senate committee. There it was amended once again to only take effect for a tenant who has lived in a unit for 12 months or longer. This is being heard on the Senate floor, and we should know its future soon.

Important points of this bill:

Removes the traditional non-renewal option to landlords, property owners, and property managers. It limits reasons you may evict a tenant for cause to:

- Squatters
- Nonpayment of rent
- Substantial violations
- Material violations
- Repeat violations
- No fault evictions
- For possession after a legal sale
- When the property has been sold under a judgment or decree and the party or privies to the judgment or decree refuse or neglect to surrender possession
- When an heir or devisee continues in possession in possession after the property is sold
- For a vendee that holds over after failing to comply with an agreement to purchase lands or tenements
- When a tenant has engaged in conduct that creates a nuisance or disturbance that interferes with the quiet enjoyment of the landlord or other tenants at the property, or where the tenant is negligently damaging the property

Limits reasons you may end a tenancy via the “no-fault” options to:

- Demolition or conversion of a rental premises
- Substantial repairs or renovations
- Must offer the tenant the first right to return to the property pursuant to a rental agreement of substantially the same terms, including rent in the same amount or reasonably increased amount



Legislative Update Continued...

[Samantha](#)

[Santee](#)



Legislative
Chairperson

Landlord or family member of the landlord assumes occupancy:

- Family member limited to: spouse, domestic partner, child, stepchild, parent, grandparent, or grandchild
- Must move into the unit within 3 months after the tenant vacates
- No substantially equivalent unit is vacant and available to house the landlord or family member in the same building
- Creates a rebuttable presumption that a landlord did not act in good faith if they fail to occupy the property as a primary residence for at least 60 consecutive days after they assume occupancy of the unit

If the landlord is on active military duty, or a spouse of an active duty service member,, the notice period is reduced to 45 days. If the landlord or family member is a person with a disability, the time to move in may be extended for a reasonable time period to allow for chances to be made to the premises to accommodate the person with the disability

Withdrawal from the rental market for the purpose of selling the property:

- Must not list the property again for a long- or short-term rental for at least 90 days after the tenant is required to vacate
- Does not apply if the landlord produces evidence that the property was listed for sale on an MLS after the tenant was required to vacate
- Tenant refuses to sign new lease with reasonable terms
- History of nonpayment of rent
 - A rent payment qualifies as late if it is submitted more than 10 calendar days after the day it is due AND the landlord provides the tenant with a property service of a written notice
 - DOES NOT APPLY if the rent payment is submitted within the cure period described in CRS 13-40-104 (1)(d) or 13-10-115 (4)
- All no-fault eviction notices must have a 90-day notice from the landlord

Updates the posting requirements: (Ask your attorney about this and any potential impact on mediation!)

- Attempted personal service once on two separate days before posting the notice in a conspicuous place
- Updates “notice to quit” to “notice to terminate tenancy”
- All demands must be written in English, Spanish, OR any other language the landlord knows, or has reason to know, is the primary language of the tenant
- No waiver of requirements by agreement
- Failure to comply with the bill can be used as an affirmative defense for the tenant
- Prohibits retaliatory rent increases
- A landlord shall not increase a tenant’s rent in a discriminatory, retaliatory, or unconscionable manner to circumvent the requirements and prohibitions set forth

SB24-094: Safe Housing for Residential Tenants - Passed the Senate and has been introduced in the House. There is still potential for this to be amended, although since it passed in the Senate, it’s very likely that this will pass in some form or another. I’ll get a summary on this one out to everyone after it has made it through committee again.



Affiliate Corner



[Christy
Lehmpuhl](#)

Affiliate
Chairperson

Vendor Appreciation Day is April 16th!

When registration is available, sign up to attend the luncheon. With the purchase of your regular lunch, you can have a free vendor table for this luncheon. Bring your marketing items and business cards and be ready to mingle. Networking time will be from 11:00 am – 11:30 am and there will not be commercials. You can bring up to 2 door prizes. We recommend staffing your table with 2 people. Contact Christy with any questions.

Thank you to our February Table Sponsors!

[Arlun Inc](#)

James Bryan

719-330-3351

[STOP Restoration](#)

Paul Miller

719-482-8288

[Altitude Heating & Air](#)

Lonny Crawford

719-209-4955

[StayCozy Vacation Rentals](#)

Lydia McLaren

719-755-5700

[Gossage Heating & Cooling](#)

JD Gossage

719-367-0677

2024 NARPM – Colorado Springs Chapter Membership Opportunities

Summer Social - Happy Hour at Ivywild: Date July 19th

Landlord Symposium - Friday, Sept. 20th from 7:30am - 5pm at the Double Tree Hotel

Holiday Party – Friday, Dec. 6th, more details to follow

Bundled Packages

1	2	3
Platinum Membership	Gold Membership	Silver Membership
• \$1,100 • Summer Social • Landlord Symposium Plus • Holiday Party	• \$850 • Landlord Symposium Plus • Holiday Party	• \$500 • Landlord Symposium • Holiday Party

Individual Sponsorships

		
\$700 Landlord Symposium Plus	\$300 Landlord Symposium Basic	\$300 Holiday Party or Summer Social



2024 NARPM – Colorado Springs Chapter Membership Opportunities

	Landlord Symposium Plus	Landlord Symposium
Property Manager Testimonial	X	
Priority table placement	X	
Lunch with the attendees, up to 2 vendor meals	X	
Lunch with the attendees, 1 vendor meal		X
Skirted 6' table, with networking opportunities before and during planned breaks throughout the program.	X	X
Door prize drawing (max 2 prizes)	X	X
Company name displayed on chapter website banner	X	X
Ads and articles for the newsletter any time during the year *	X	X

*Reach out for submission details regarding newsletter ads and articles.

Holiday Party & Summer Social Participation Details

- Your participation helps cover the cost of the party, including casino night, live band and food.
- Recognition during the party thanking our event sponsors
- Have fun, mingle with fellow Chapter members
- No formal networking time and no need to bring marketing materials



Membership Chair /
New Member Mentor

[Charles D'Alessio](#)

Berkshire Hathaway Synergy
Property Management

Membership Report

Please extend a warm welcome to our new
members and affiliates!

Kent Pavlin	ARK Restoration Services	719-322-8609	Email
-------------	--	--------------	-----------------------

Wayne Bernardo	1031 Exchange/DST	303-981-1387	Email
----------------	-------------------	--------------	-----------------------

Chris Rizzuto	Jim Black Construction	719-220-0589	Email
---------------	--	--------------	-----------------------

Tony Carter	Arlun Inc.	719-482-3373	Email
-------------	----------------------------	--------------	-----------------------

Our Mission is to empower landlords and property managers from all over Colorado to become a part of the legislative process by offering a means to collaborate and negotiate with legislators while educating policymakers about the rental housing industry.

The Colorado Landlord Legislative Coalition aspires to create positive legislative change for those that provide housing for other and in turn the renters of Colorado.



Now more than ever, landlords need to be vigilant in protecting our rights. We cannot afford to stand by and allow lawmakers to make decisions regarding our livelihoods. We must unite and create political change.

PLATINUM MEMBER:

- \$500/Month (\$6,000 per year)

GOLD MEMBER

- \$250/Month (\$3,000 per year)

SILVER MEMBER

- \$100/Month (\$1,200 per year)

BRONZE MEMBER

- \$50/Month (\$600 per year)

MEMBER

- \$10/Month or \$120/year

Membership levels are designated for acknowledgment purposes and will be displayed as determined by Board.

Dues are not limited to the above amounts but dues paid between membership levels will be "awarded" the lower membership level until the next annual designated level is reached.

The CLLC is a non-profit organization supported and funded by donations, which are considered Membership Dues. Membership Dues are used to fund lobbying efforts and administrative costs. The more members that join the Coalition and contribute Membership Dues the larger our voice and our impact at the Capital. Please consider establishing a higher level of Membership to be recognized for your contributions and to help fund the CLLC for years to come.

Join us!