



February 18, 2025

**RE: HB25-1004 No Pricing Coordination—SUPPORT**

Dear Members of the House Business Affairs & Labor Committee:

My name is Kate van Houten, and I am a Volunteer Lobbyist with the League of Women Voters of Colorado's Legislative Action Committee. **I am writing in support of HB25-1004, on behalf of the League of Women Voters of Colorado.**

The League of Women Voters of Colorado (LWVCO) has been a nonpartisan organization for 105 years, encourages informed and active participation in government, and influences public policy through education and advocacy. Our membership spans the state of Colorado with 19 local leagues operating in several regions around the state.

The LWVCO supports policies to provide a decent home and a suitable living environment for every person, and equal rights and equal opportunity for all.

As the costs for renters to become owners continue to increase beyond the means of those at or below Average Median Income of 60%, due to factors such as interest rates, low inventory of homes for sale, and other costs of living for energy and food continue to be impacted by inflationary trends over the last several years, average monthly rents need to be attainable for such renters. The ownership of many of the largest rental complexes continues to be held by deep pockets investors such as hedge funds and private equity firms. Management companies are routinely using software developed with this market in mind, using algorithmic devices and a subscription model within which landlords are able to share what is considered proprietary data with each other. Some of these software companies have found themselves in serious litigation to stop practices that amount to price-fixing.

It is time for renters to have help curtailing these practices by landlords.

The League of Women Voters believes in the rights of every resident to have safe, secure and habitable residences. Since predatory practices by some landlords have gotten out of hand, new statutes must be enacted to hold them accountable and end these unfair pricing controls.

**We urge the committee members to vote YES on HB25-1004.** Thank you for your consideration of this important bill.

Respectfully,  
Kate van Houten, Volunteer Lobbyist, Housing  
League of Women Voters of Colorado  
110 16th Street Mall Suite 1326  
Denver, CO 80202  
303-863-0437



**INTERFAITH ALLIANCE**  
OF COLORADO  
PROTECTING FAITH AND FREEDOM

February 19, 2025

RE: Support for HB25-1004 No Pricing Coordination Between Landlords

Chairperson Ricks and members of the House Business Affairs & Labor Committee,

Thank you for the opportunity to provide testimony in support of HB25-1004. The Interfaith Alliance of Colorado promotes justice, religious liberty, and interfaith understanding through building relationships in order to educate, advocate, and catalyze social change. We are an interfaith public policy and advocacy organization with over 400 congregations in our statewide network, representing over two dozen faith traditions.

Economic health and fairness are key to fostering healthy, thriving communities. That includes a healthy market in which tenants' ability to protect their economic interests is supported through our policies. Anti-competitive practices distort the market to the detriment of tenants, who are already cost-burdened and facing higher costs for the necessities of life. These practices also contribute to the ongoing affordable housing crisis.

HB25-1004 would prohibit landlords from working together or through an intermediary to restrict competition and unfairly drive up the cost of housing.

Colorado faith communities are often at the forefront of addressing community needs, and the affordable housing crisis is no different. Anti-competitive practices that put pressure on tenants also put pressure on the community institutions that they rely on for support. And while our faith communities will no doubt continue in earnest to care for their neighbors in need, it is unfair for landlords to profit through anti-competitive practices while faith communities are standing in the gap to provide housing and support.

We respectfully ask that you support HB25-1004 and vote Yes to advance it from the committee with your favorable recommendation.

Thank you for your consideration,

Shara Smith, Chief Executive Officer  
Interfaith Alliance of Colorado

**House Business Affairs & Labor**

**02/20/2025 01:30 PM**

**HB25-1004 No Pricing Coordination Between Landlords**

**Typed Text of Testimony Submitted**

<b>Name, Position, Representing</b>	<b>Typed Text of Testimony</b>
Paula Gruentzel For themselves	I SUPPORT this bill because coordinating rent between landlords hurts our most vulnerable citizens..  I SUPPORT this bill because it will help citizens living on social security fixed income and our disabled neighbors, many who live in mobile home parks.
Harry Colehower Against themselves	Against! We don't need more regulation that only makes costs higher for us folks.
Kirk Loadman-Copeland For themselves	I am writing in support of HB25-1004: No Pricing Coordination Between Landlords because of my daughter and countless other young adults in Colorado who are being crushed by the rising cost of rent. What should function as a free market instead appears to be a fixed market.  Several years ago, my daughter was forced to move when her rent increased by an exorbitant amount. Was her apartment complex previously underpriced, only to later match the rents of others in the area? Each year, her rent continues to rise, and now, it exceeds 30% of her total income.  This young professional works one full-time job and two part-time jobs, yet she still struggles to stay afloat every month. What should be some of the happiest years of her life are instead filled with stress and despair—with no room to savor life or look forward to the future, only the constant burden of survival.  Price-fixing inflates rents and distorts Colorado's economy. Consider the numbers: Colorado has an estimated 829,151 rental households. If price-fixing raises rents by just \$100 per month, that amounts to \$994,981,200 annually—nearly \$1 billion pulled from renters' pockets instead of being saved, invested, or spent on other goods and services.

	<p>This hurts renters and weakens our economy. HB25-1004 is a necessary step to stop what amounts to anti-competitive and anti-trust behavior. I urge you to support this bill to protect Colorado renters and restore fairness to the housing market.</p> <p>Kirk Loadman-Copeland</p>
<p>Christina Swope For themselves</p>	<p>Hello!</p> <p>I'm grateful to be able to contribute to this conversation. Price-fixing is a frowned upon monopolistic behavior. Housing is a human right. Please don't allow landlords to coordinate greedy unreasonable rents for a thing which all of us need to live and work in our communities. Good financial advice suggests that a person should only pay 1/3 of their monthly income to housing. This is very very hard advice to abide by. I am 33 years old, and I have had at least 2 roommates my entire life.</p> <p>In my last rental, I felt blessed to have fairly cheap rent, in a very modest but well-located duplex. The rent was low and 1/3 of my income, and I was able to stay financially afloat during Covid. My roommate worked as a pre-school teacher. She made even less money than me. (Side note, I find that ridiculous, you would have to pay me SO much money to be in a room with twelve 4-year-olds all day. Are pre-school teachers just not supposed to live here?)</p> <p>Our duplex neighbors moved and our landlord used that opportunity to remodel that unit. Then, when our lease came up with renewal, our landlord told us that he had googled 2 bedroom apartment prices in town, and decided to raise our rent 200\$ a month. We did not get a remodel in our unit. We searched for new housing and could not find anything cheaper on such short notice. I was frustrated that the landlord, who owned several units on the street, and probably had for decades, felt he needed to "keep prices competitive." He didn't NEED more money, he wasn't adjusting for property taxes, or reflecting an increase in property value. If he had been coordinating prices with other landlords, I would have had to move, probably to a place where i could split the rent 4 ways instead of 3. I'm getting too old for this. How am I supposed to save up money?</p> <p>Thanks for voting for this bill.</p>