

In regards to HB-20-1405, we ask that you consider the ramifications of this bill and the negative impact it could have on both property owners and tenants.

I understand that you are wanting to help tenants during this difficult time. However, the more financial burdens and liability you put on the property owners the more expensive housing will become in the long run. Consider studying the ramifications of what has taken place in California with extensive legislation regulating that industry.

We personally have a tenant who is typically thousands of dollars behind at any given time. We have made every effort to work with him over the past ten years. He does not take initiative to pay rent or communicate with us. The burden is on us. Pretty much the only time he is motivated to pay is if we do a ten-day notice. He understands that if he does not pay anything during that time that he will have to pay lawyer fees. Therefore, his family will typically help him out at that point and he will get some money to us.

If it reaches the point where he has no responsibility whatsoever including lawyer fees, you can be assured that his motivation to pay rent will decrease further.

We have had to take all the responsibility to purchase this house, to work hard to fix it up, to pay all the taxes every year, to pay the mortgage regardless of whether he pays rent, to drop everything and fix whatever is needed as soon as the tenant asks, to take on all the liability, etc.

All rental property owners have these same responsibilities. At some point when you strip them of the benefits (i.e. rent) and increase their liabilities, you lose them to other states where the burdens are less. Thus housing becomes even more limited driving costs up. The property owners who stay here are forced to increase their costs substantially just to make it worthwhile.

Consider that evictions are already extraordinarily expensive for property owners. During the lengthy amount of time it takes to get the tenants to move, much income is lost and often it is accompanied by costly destruction to the property. I would hope that rational thought would prevail on this matter, as it is extremely unreasonable to require the property owners to pay the costs of a lawyer to sue themselves. In what other industry do we require people to pay someone to sue them?

If you want to help tenants out, consider that you must look at the ramifications of further encumbering the property owners. It behooves everyone involved to require tenants to have some personal responsibility. Otherwise, you are asking property owners to take on unreasonable costs, liabilities, etc.

Please consider all interests involved here and vote no on HB20-1405. Otherwise everyone loses.

June 4th, 2020
House Finance Committee
HB 20-1405 Sponsor: RepWoodrow

Good afternoon Members of the Committee,

My name is Melanie Kesner. I'm the Public Policy Director for the Interfaith Alliance of Colorado. The Interfaith Alliance brings people together across diverse religions and backgrounds to work towards inclusion, equity, and opportunity for all Coloradans. Due to the extenuating circumstances of the global pandemic, the Interfaith Alliance of Colorado has recently been hard at work to create a Safe Outdoor Space in Denver that would mitigate the spread of the virus amongst our homeless neighbors by providing them a "safe space to camp" where they can practice social distancing and observe basic hygiene practices.

The fallout from COVID-19 has not only exacerbated Colorado's issues with homelessness and the housing crisis and made a safe outdoor space even more necessary, but it has also shined a light on, and exacerbated, the previously existing inequalities that are now becoming crippling for many families. Due to the loss of employment during COVID-19, many Coloradans have been unable to pay their rent, and will soon be facing eviction. One horrific outcome of the pandemic will be an increase in the number of individuals and families that will soon be homeless. According to Dr. Brendan O'Flaherty, a professor of Economics at Columbia University, **we are expected to see a 40-45% rise in homelessness nationally from January 2019 after COVID-19, an addition of 250,000 people.**

With financial struggle, comes the inability to acquire legal assistance to navigate the detrimental reality of eviction. According to the Legal Services Corporation, 86% of the civil legal problems reported by low-income Americans in 2017 received inadequate or no legal help. In Colorado, this justice gap is particularly harmful to renters. For tenants who represent themselves in court, navigating the complex legal system of landlord-tenant laws while under immense stress and often trauma can prove to be an impossible task. For any Coloradan, having an eviction on record makes it all but impossible to seek housing moving forward.

Amidst a budget crisis where you are all asked to make impossible decisions, I urge you to prioritize maintaining funding for this program and ensure it's long-term solvency. It is specifically essential as the state recovers from the economic consequences of the COVID-19 crisis. The eviction court system primarily exists to protect an owner's property interests, and thus, owners have a direct interest in maintaining the integrity and fairness in a system from which they benefit.

According to a 2017 study by Colorado Coalition for the Homeless and Colorado Center on Law and Policy, less than 1% of tenants in Denver County were represented by an attorney during an eviction, while nearly 90% of landlords were represented. However, the very few tenants able to access an attorney were significantly more likely to remain in their homes.

The Interfaith Alliance of Colorado represents people of diverse faith who are called to this work by commonly-held religious values. For instance, all of our traditions hold that having safe and stable housing is an essential part of what it means to live a dignified human life.

On behalf of the Interfaith Alliance of Colorado and our members, I urge you to vote yes for House Bill 20-1405 so we can move towards being a state that truly values keeping its residents safe and housed. Thank you.



The Colorado Coalition for the Homeless (CCH) is in strong support of House Bill 20-1405.

Here is what we know: (1) Home is the foundation of healthy communities; (2) eviction is a leading immediate cause of homelessness among Colorado families; and (3) the best way to address homelessness is to prevent it in the first place. In fact, according to the National Low Income Housing Coalition, it is two to three times less costly to keep a family housed rather than re-house them after experiencing homelessness.

By continuing to resource the Eviction Legal Defense Fund, this bill will strengthen families and communities, prevent homelessness, and save money. During and following the COVID-19 crisis, legal assistance will be especially important as tenants who have lost income as a result from the virus' economic fallout try to navigate provisions of the CARES Act, state executive orders on evictions and late fees, and local moratoria.

According to a 2017 report *Facing Eviction Alone*, co-authored by CCH and the Colorado Center on Law and Policy, renters are severely disadvantaged in eviction cases, and representation makes all the difference for tenants at risk of losing their homes. Among the findings:

- **Tenants are virtually never represented by counsel in eviction cases.** While landlords had legal representation in 90 percent of cases, tenants were represented in less than 1 percent of the cases reviewed.
- **Unrepresented tenants often lost possession of their homes.** Almost 70 percent of private housing tenants were evicted.
- **The assistance of an attorney significantly improved a tenants' chances of remaining in their homes.** In the few instances when a renter had legal counsel, they usually prevailed in the eviction proceeding. Even if a tenant is ultimately evicted, an attorney can help negotiate more time to move out.
- **The eviction process is confusing, and without the assistance of counsel, many renters are unable to protect their interests in court.** Most tenants facing an eviction inadvertently consent to their own dispossession without ever having an opportunity to present their case to a judge.

House Bill 20-1405 is critical to improving access to justice and addressing the homelessness and housing crises we're facing in Colorado. We urge you to be part of the solution to these crises as well as the recovery from COVID-19 by voting "yes."

When I'm forced to bring an eviction action against one of my tenants, it is because of a substantial financial default and refusal to return the residence as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are devastating to a small landlord operation with very little margin for profit. The banks still want the mortgage payments regardless the rental status. I'm retired and rely on rental income to supplement my fixed pension. All these costs are ultimately shared by the other residents who pay their bills on time.

Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.

Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my small operation and larger companies an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.

Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.

Please vote no on HB20-1405

Mary Evans

Good afternoon, Members of the House Finance Committee,

My name is Jack Regenbogen and I am a senior attorney at the Colorado Center on Law and Policy. I'm also the co-author of a 2017 report, "Facing Eviction Alone," which examined thousands of evictions in Denver and analyzed rates of legal representation as well as outcomes. In 2018, I served on the Denver Eviction Legal Defense Advisory Committee.

I appreciate the opportunity to ask for your support of House Bill 1405. This bill will help protect people from housing insecurity and homelessness by maintaining the long-term solvency of Colorado's Eviction Legal Defense Fund.

In 2019, the Colorado General Assembly passed Senate Bill 180, which established the Eviction Legal Defense Fund. This program provides invaluable assistance to nonprofit organizations that offer legal aid to low-income tenants who are facing eviction. In Colorado, for every 30,000 people who are living in poverty, there is less than one legal aid attorney available to help them navigate civil issues—which ranks us among the bottom five states in the country with respect to access to justice for people experiencing poverty.

Evictions are harrowing and difficult experiences to navigate, and the assistance of an attorney can mean the difference in whether a person loses their home. A few hours of an attorney's time can prevent a family from enduring weeks or months of homelessness.

In our study, "Facing Eviction Alone," we found that landlords were represented in nearly 90% of eviction cases, while less than 1% of tenants were represented by counsel. However, the very few tenants who were represented were typically able to resolve their case and remain housed.

This program has already enabled organizations like Colorado Legal Services to hire additional staff and expand their capacity to help people statewide. As Colorado endeavors to recover from the financial crisis spurred by the COVID pandemic, this resource has become even more critical. One study by the COVID Eviction Defense Project estimates that 420,000 Coloradans will be at risk of eviction by September. This program will be vitally important in helping to ensure that many of these people have a chance to recover and get back on their feet.

The proposed funding mechanism—a \$30 increase in the eviction filing fee—is an appropriate source of funding. According to research we conducted in 2017, Colorado's current filing fee of \$85 is below the national average of \$118. This bill will provide a stable and permanent source of funding for the program and will help ensure that there is sufficient revenue during economic downturns when the need is greatest. This approach also makes sense philosophically: the eviction court system exists to protect the interests of property owners, who therefore have a direct interest in maintaining the fairness of a legal system from which they benefit.

We have requested an amendment that would prevent this fee from being passed onto a tenant. This is a sensible approach, as it will allow tenants who may be experiencing financial woes to use their limited resources toward paying back rent and other fees.

I greatly appreciate the sponsor for bringing this bill, which will help Coloradans recover from the COVID crisis and remain housed. I am grateful for your thoughtful consideration of this bill, and I urge you to please vote **yes**.

In regards to HB-20-1405, we ask that you consider the ramifications of this bill and the negative impact it could have on both property owners and tenants.

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We personally have a tenant who is typically thousands of dollars behind at any given time. We have made every effort to work with him over the past ten years. He does not take initiative to pay rent or communicate with us. The burden is on us. Pretty much the only time he is motivated to pay is if we do a ten-day notice. He understands that if he does not pay anything during that time that he will have to pay lawyer fees. Therefore, his family will typically help him out at that point and he will get some money to us.

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ATLAS REAL ESTATE

6/5/2020

Committee Members,

I hope this finds you well. I represent Atlas Real Estate, and we have been voted best Property Management company in Denver the last four year running because of the care we take in having great communication and relationships with our residents. We are a third party property management company and represent about 3000 units, 5000+ residents, and about 650 owners (most of them own only one or two units). Our ethos at Atlas is “good for you, good for me, good for everything,” and our mission statement “Uplifting humanity through real estate.” We deeply believe in providing our residents with the best care, communication, humanity, and hard work that we can. Compassion and empathy are at the core of our company beliefs.

When we have to take an eviction action against one of our residents, it is one of the last things we want to do, but it is because of a substantial financial default and refusal to return the unit as agreed. We attempt to help our residents reach out for financial help to many organizations and charity and try to work with them first. We direct them towards help in a variety of facets. Our goal is always to try to help them through a hard time and retain them as residents when we can.

The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. The vast majority of our property owners own one or two units, and cannot often sustain the costs associated with an eviction as well as all of these costs are ultimately shared by the other residents who pay their bills on time. Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust. Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing. Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers. Please vote no on HB20-1405.

Thank you.

Sincerely,

Nick Mertens
Vice President of Property Management



Written Testimony as prepared for delivery in support of HB20-1405 – Funding for Eviction Legal Defense Fund (Woodrow) to the House Finance Committee on June 4, 2020 by Sarah Barnes, Manager of Special Policy Initiatives at the Colorado Children's Campaign

- Madam Chair and members of the Committee, my name is Sarah Barnes and I'm the Manager of Special Policy Initiatives at the Colorado Children's Campaign. Thank you for the opportunity to testify today in support of HB 1405, and thank you to Representative Woodrow for your leadership on this policy.
- The Children's Campaign supports HB 1405 because there is a clear connection between stable housing and child and family well-being. Eviction, and the residential mobility and instability it causes, has negative impacts on children's health and academic outcomes, and on their mental health and social-emotional development. Eviction also has negative impacts on maternal mental health, the health of pregnant people, and birth outcomes.
- The eviction legal defense fund helps ensure that all families have access to an attorney to represent them in an eviction proceeding, including families and children who may face the greatest barriers to having a safe, secure place to live.
- Research shows that eviction has a disproportionate impact on kids: families with children face eviction at significantly higher rates than other groups. A study found that among families facing eviction who appear in court, those families with children disproportionately receive eviction judgments.
- Legal representation in an eviction proceeding helps increase the likelihood that children and families can stay in their homes. One study found that two-thirds of tenants who were represented by an attorney were able to stay in their homes, compared with only a third of tenants who were not represented in court. The eviction legal defense fund helps create equitable access to legal representation for all families.
- Right now, we are in the midst of an unprecedented time in our state and country. The economic impact of the COVID-19 pandemic is making it even more difficult for families to make ends meet and putting families at an even higher risk of being evicted than ever. It is critical that families have access to legal representation to help them navigate this complicated process if necessary.
- HB 1405 helps ensure access to critical legal representation in an eviction proceeding for families facing the greatest barriers to housing security, and this helps prevent the negative impacts of eviction on children and families. Thank you and we urge your support.

Contact: Sarah Barnes at the Colorado Children's Campaign, sarahb@coloradokids.org or 303-520-9978

When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in El Paso County, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.

Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.

These proposed actions and the several others like it only add to the barriers to entry for renters in Colorado. Ultimately this bill will hurt renters in the long run. By forcing landlords to increase rents, security deposits and other related business expenses that will be passed along to the renter.

Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.

Please vote no on HB20-1405.



PAULS™

100 Saint Paul Street
Denver, Colorado 80206

303.371.9000

paulscorp.com

June 3, 2020

To Whom it May Concern,

When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.

Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.

Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.

Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.

Please vote no on HB20-1405.

Thank You,

Jodi Thurman

Pauls Corporation

Please Vote NO on HB20-1405.

As a Landlord in Colorado Springs for the last 18 years, we have worked well with our tenants through difficult times. When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the property as agreed. There are multiple interactions and attempts to come to a win-win agreement. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.

Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust. Resorting to an eviction is never the first choice as a landlord and making a landlord bear the legal costs for a tenant is unfair and discriminatory.

Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.

Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.

Please vote no on HB20-1405.



Testimony from Women's Lobby of Colorado on House Bill20-1405

Address: PO Box 350123, Westminster, CO 80035

Contact: Ashley Wheeland, 720-258-5115

Thank you to the sponsor of this bill and thank you to members of the esteemed committee. We are writing today in support of House Bill 20-1405. Women's Lobby of Colorado is a non-profit, advocacy organization who works on policies to further gender equity in our state. Our membership is made up of over 20 organizations and 250 individuals.

We support House Bill 20-1405. It is an important bill for Colorado women. House Bill 20-1405 will help Colorado renters by making the Colorado's Eviction Defense Fund permanent.

Colorado women make up a higher portion of low-income need more policies, as well as help for renters. For renters, there is a power imbalance in Colorado. Our state's laws are weak for renter's rights in many instances. Furthermore, renters are less likely to have means to hire legal representation when there are disputes between the renter and landlord. This fund levels that power imbalance – at least for those who get assistance from the defense fund.

To ensure the program and the help it provides is long-term, this bill would increase eviction filing fees (\$85-\$115). This is a reasonable source of funding for a very important program for Colorado women.

We urge you to support this bill, to ensure Colorado renters' have help when facing issues with their landlord.

Yosy Janson
Arvada, CO 80004
Yosy_v@hotmail.com

June 3, 2020

Dear Representatives,

I oppose HB20-1405 - Funding for Eviction Legal Defense Fund.

When I am forced to bring an eviction action against one of my residents, it is because of a substantial financial default and refusal to return the unit as agreed.

For instance, my last tenant (pre Covid-19 pandemic) sublet the house to 6 people without my knowledge or permission, allowed them to smoke in the house and to let them have 3 dogs in the house (all against the rental lease terms). Neither the tenant, nor the 6 strangers paid rent. I had just finished renovating the house before the tenant signed the lease; the 3 dogs scratched the new floors and doors and even defecated in the house (I found dog poo in the bedrooms when I was finally able to take possession of the house). The smoke stench throughout the house made it necessary to have the entire interior repainted. The cost to repair the house & lost rent was almost \$10,000.00, which, the tenant has refused to pay.

You think I should pay for the tenant's attorney when the tenant had no respect for me, the lease or my property???? WHY?????? I complied with the terms of the lease and the tenant didn't. Now I have to pay two attorneys (mine and the tenant's!) when the tenant is the bozo who caused the bad situation?

The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by my other residents who pay their bills on time.

Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust, not to mention ridiculous.

Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient.

HB20-1405 would charge me and others landlords like me an additional \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.

Even if you might otherwise believe this controversial policy is a good idea (which it isn't), the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.

Please vote no on HB20-1405!!!

Sincerely,

Yosy Janson

Yosy Janson

Landlord

SUBMITTED WRITTEN TESTIMONY

Committee Meeting Date	House Finance	06/04/2020 Upon Adjournment					
Bill Number	First Name	Last Name	Position on Bill	Representing	Testifying	Text of Testimony	
HB20-1405	Adam	Thyfault	Against	INCO	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>	
HB20-1405	adam	feist	Against	Self	Submitted text	<p>I have been renting property in Denver, Littleton and Englewood for about 55 years. We currently have just 4 units. My wife and I have always managed and maintained our properties. We are both 82 years old and over the years have not had very many evictions that went to court and even if all of the evictions had gone to court I don't think the outcome would have bee different even if they would have had the best Attorneys other peoples money could buy. If this Bill passes, the end result will be good tenants paying bad tenants to be represented in court. All landlords expenses are paid by tenants. Please do not support this Bill. Thank You</p>	
HB20-1405	Amanda	DiCamillo	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>	

HB20-1405	Amy	Cardinal	Against	Dehry Holdings, LLC	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Amy	Cooley	Against	Highmark Residential	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Amy	Hood	Against	Touchstone Modern Apartment Homes	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>

HB20-1405	Andrea	Ellsworth	Against	Self	Submitted text	<p>An eviction is always a last, last resort and is never a desired activity but results in action against one our residents, typically because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Andrew	Hicks	Against	Self	Submitted text	<p>This bill is creating an even greater imbalance in the tenant and landlord relationship in the tenants favor. The current 10 day demands coupled with NO EVICTIONS is absolutely killing landlords ability to remove problematic tenants with defaults and is creating unsafe conditions for buildings with multiple tenants, let alone greater systemic economic problems. Now you want to have the Landlords pay for the Tenants legal fees? That is ridiculous!</p> <p>Please vote No on this bill so the tenant landlord relationship can try to fall back at some point to a more balanced relationship instead of turning Colorado in to a tenant friendly state where landlords are stuck with problematic tenants who take advantage of the court systems to squat longer than they should be allowed in some scenarios.</p> <p>My wife is currently stuck with a group of tenants who are threatening the lives of their neighbors and they dragged the eviction process out pre-covid and now the government has taken away any landlord power to remove them and provide safe housing for the neighbors.</p>
HB20-1405	Andrew	McCabe	Against	Self	Submitted text	<p>I am opposed to this bill because it is bad public policy to require one party to pay for the other party to sue them. As a small landlord, I am have already been hit with having to wait 10 days before I can evict a defaulting tenant, and now this bill would increase my cost even more. Those additional fees could then be used to sue me for something, back to my point about bad public policy to require me to pay for my defaulting tenant to sue me.</p>
HB20-1405	Anthony	Irizarry	Against	Associated Brokers Realty, Inc.	Submitted text	<p>Please do vote no on this bill. This bill will only cost the people they are trying to protect.</p> <p>Here are a few points I agree with as a small business owner, property owner and National Association of Residential Property Managers member since '99 and Realtor since 2005.</p> <ul style="list-style-type: none"> •Property owners are already losing money in the eviction process. Adding to those losses to pay for residents to sue the property owner is bad policy for affordable housing. •The State is already paying \$750,000 to the Eviction Defense Fund and separate legislation is seeking to use \$350,000 of CARES Act money to increase that funding. That funding increase is more than sufficient. •These types of controversial and longstanding tenant advocacy proposals should not be using valuable legislative time during the COVID economic upheaval. •One party paying for the other party to sue them is never good public policy. <p>Thank you for listening and working during these trying times.</p>
HB20-1405	Arnold	Mondrow	Against	Self	Submitted text	<ol style="list-style-type: none"> 1. As a property owner, I am already losing money in the eviction process. Adding to those losses to pay for residents to sue me is bad policy for affordable housing. 2. The State is already paying \$750,000 to the Eviction Defense Fund and separate legislation is seeking to use \$350,000 of CARES Act money to increase that funding. That funding increase is more than sufficient for this purpose 3. These types of controversial and longstanding tenant advocacy proposals use valuable legislative time during our COVID economic impacts. 4. My paying for the other party to sue me makes no rational sense. As a legislator, would you like to pay me to sue you? If so, add that option to the bill.
HB20-1405	Ashley	Wheeland	For	Women's Lobby of Colorado	Uploaded file	
HB20-1405	Barbara	Green	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p>

HB20-1405	Bonnie	DeHart	For	All Families Deserve a Chance Coalition	Submitted text	<p>The All Families Deserve a Chance Coalition humbly asks for your support for HB20-1405 Funding for Eviction Legal Defense. As a coalition dedicated to promoting public policy to improve the lives of Coloradans living in poverty, we understand how important legal representation is to ensure just outcomes in eviction proceedings and are proud to have supported the initiatives leading to the implementation of this program in Denver and statewide. Funding these services is crucial in this time where renters are more vulnerable than ever.</p> <p>Eviction is a major barrier to stability and economic mobility for individuals and families surviving poverty--and for many people who face eviction, legal fees are untenable sums to pay, on top of what their landlord may be seeking to collect in late fees, rent, and reimbursement for their legal fees. Our member organizations work alongside clients every day who have to make impossible decisions between feeding themselves, buying essentials, putting gas in their car, and paying for medication when budgeting on the slim margins of poverty--paying for the representation they need and deserve to assert their rights should not compound their financial difficulties further.</p> <p>We urge you to support this bill to bolster hardwon protections for renters and their right to quality legal representation. If you have any questions, please contact us at afdcoalition@gmail.com. Thank you for your commitment to Colorado families.</p>
HB20-1405	Brett	Hughett	Against	Cardinal Group	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an additional \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an additional \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and our struggling residents.</p>
HB20-1405	Bridget	Heitz	Against	Self	Submitted text	<p>Please vote no on HB20-1405.</p> <p>We do not like or want to file evictions, they are bad for tenants and bad for land owners. We make every effort to rectify difficult situations often times with much success before having to take this final action. If we are forced to bring an eviction action, it is because of a substantial violation or financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs and will ultimately be paid by the other residents. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Even if you might believe this controversial policy is a good idea, imposing such a measure in the midst of the COVID-related economic upheaval is not the time to add expensive new costs on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Carleen	Mendez	Against	Grand Peaks Proeprty Management	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Carole	Jacobs	Against	Self	Submitted text	<p>This bill is ridiculous! Paying to sue myself makes no sense at all. Please Vote against it. Thank you.</p>

HB20-1405	Catherine	Rhodes	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Chad	Craven	Against	Self	Submitted text	<p>I am opposed to HB20-1405. I am a small landlord in Colorado. I have 11 total units and I think this is a bad bill for the following reasons. The idea of making a landlord pay or subsidize a legal fund for tenants to use to turn around and sue the landlord is not right. This is a kick in the teeth to the landlord. This bill will drive up legal costs and in turn, increase rents. The only winners in this are the lawyers. I understand the intent behind this bill is to give some form of legal representation to tenants who do not have the financial means to hire a lawyer. The hope is this representation will help to keep renters in their homes. The reality is the outcome will be the same, tenants who don't pay their rent will still be evicted for breach of contract. Housing assistance and a focus on providing affordable housing is a better option. Evictions are 99% of the time the result of a tenant not paying their rent, plain and simple. A landlord sponsored defense fund will only add to the already huge costs associated with the eviction process. Landlords lose a tremendous amount of money anytime they have to evict a tenant. The last thing we want to do is go through the eviction process.</p> <p>Please vote no on this bill.</p>
HB20-1405	Charleen	Hyde	Against	Self	Submitted text	<p>Testimony:</p> <p>When a landlord has suffered losses sufficient enough to take legal action, there have been not only financial losses but the loss of time and piece of mind.</p> <p>Generally, after the tenant leaves the property, there are significant further delays before a new tenant can move in to the rental property due to repairs, cleaning, the time necessary to find a new tenant requiring advertising, showings, researching potential tenants and lease signing.</p> <p>This bill would lead to unreasonable additional suffering and losses by the landlord through no fault of their own and to aid the offender in continuing to delay the possibility of income for the landlord while the expenses grow.</p> <p>This bill would "add insult to injury".</p>
HB20-1405	Cheri	Mattocks	Against	Self	Submitted text	<p>When I am forced to bring an eviction action against one of my residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	chris	Marchiondo	Against	Colorado Property Management	Submitted text	<p>I am against this bill for the following reasons: I believe that it is unfair for my tax dollars to pay for tenants to fight me in court. No property owner or manager wants to evict people. The government should not try to postpone evictions by hiring a lawyer for the tenants. This only increase to the cost of rents, but especially security deposits, as owner have to build the cost of a legal battle into every rental, especially if its a low income tenant with bad credit. Thanks</p>

HB20-1405	Cindy	Yallop	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time. Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust. Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an additional \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an additional \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing. Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers. Please vote no on HB20-1405.</p>
HB20-1405	Daniel	Muldoon	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an additional \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an additional \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Darlene	Molnar	Against	Renaissance Property Management	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an additional \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an additional \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	David	Smith	Against	Self	Submitted text	<p>This is not good for the rental industry. As a retired person relying on rental income this is an additional burden to me and an additional cost to renters. Further:</p> <p>Property owners are already losing money in the eviction process. Adding to those losses to pay for residents to sue the property owner is bad policy for affordable housing. The State is already paying \$750,000 to the Eviction Defense Fund and separate legislation is seeking to use \$350,000 of CARES Act money to increase that funding. That funding increase is more than sufficient.</p> <p>These types of controversial and longstanding tenant advocacy proposals should not be using valuable legislative time during the COVID economic upheaval. One party paying for the other party to sue them is never good public policy.</p>

HB20-1405	DEBBI	KING	Against	IPM RESIDENTIAL, LLC	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties added to the already full month+, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust and just plain ridiculous.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Denise	Weber	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and/or refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by residents who pay their bills on time. Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust. Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an additional \$1.2 million and is unnecessary,unfair,and in direct conflict with efforts to provide affordable housing.Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID- related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers</p>
HB20-1405	Devin	Bewley	Against	Legacy Properties-PM's clients	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. We have typically tried to work with the tenants many times before coming to this point. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is not only unjust it's absurd.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Diane	Quigley	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>

HB20-1405	Doug	Barbian	Against	Self	Submitted text	<p>I am Against HB20-1405 because tenants who don't pay rent should NOT also get free attorneys. This violates the concept of fairness built into the law by requiring the plaintiff to PAY the defendants legal fees prior to judgment. This is UNFAIR and I oppose this bill.</p> <p>Doug Barbian</p>
HB20-1405	Eric	Meister	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Eric	Gill	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust. Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary,unfair,and in direct conflict with efforts to provide affordable housing.Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.Please vote no on HB20-1405.</p>
HB20-1405	Erin	Griffin	Against	Advantage Property Management	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Fernon	Meeks	Against	Self	Submitted text	<p>PLEASE vote no on HB20-1405. It is unfair to ask one group of people (housing providers) to pay for another group's attorneys. Such a tax is unfair and discriminatory. We are a small family-owned company. After all expenses, we make on average \$225 per month of profit per property. The 3 tenants we have that have not paid any rent since April (the past 3 months) have already cost our family \$17,955. I am not currently allowed to file evictions. Instead I am forced to pay to shelter other families at the expense of my own. These expenses and other fees should be shared by everyone, not one group.</p> <p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. It takes 2 months and costs us thousands of dollars.</p> <p>Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405</p>

HB20-1405	Fred	Hansen	Against	Self	Submitted text	<p>Sirs,</p> <p>I request that this bill be abandoned for the following reasons.</p> <p>1) The role of the State in defending a person who is in breach of a contract established legitimately in a mutual fashion is inappropriate,</p> <p>2) During this time of our COVID crisis, is this bill which negatively impacts tax paying citizens really what you find makes the most sense as a good use of your time?</p> <p>3) This bill is not in the best interest of affordable housing. All costs and monetary risk factors that I incur eventually get rolled back into the rental fee I charge to my tenants. I do my best to keep my property safe and affordable to my tenants. My property is in an area where there is a need for affordable housing. The potential additional cost that this bill would present will be passed on to my tenants making it less attractive to a person with limited funds for housing. I already absorb significant maintenance and repair costs I don't need another cost impact.</p>
HB20-1405	Geoff	Roth	Against	RedPeak	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Geoffrey	McCloskey II	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one our tenants, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, the total financial loss and legal expenses just over that short period of time are staggering. All these costs are ultimately shared by not only other residents who pay their bills on time but as well as the hard working employees that serve them.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those damages. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is bigoted.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Gregory	Draper	Against	Self	Submitted text	<p>To our Honorable Colorado State Representatives,</p> <p>I am a Multi-Family property owner and have been here for more than a decade in our spectacular State of Colorado. This bill to require Landlords to pay 30 dollars for Attorney's fees for a Defendant, i.e., Tenant, is a complete ethical aberration against our individual rights as Business owners! To require us to fund the Defense for someone who has violated the terms of our lease - the most common violation, "non-payment of rent!" - is like requiring a Car Dealer to pay for an Attorney for a customer who financed a car and refused to pay for it! That consumer, like our tenants, has the right to try to negotiate with us, the Landlord, for an exception or appear in court to defend their eviction, e.g., if it's for non-payment, argue that the deferred maintenance was never attended to, if it is for non-compliance, which takes 3 notices, therefore, the tenants have more than sufficient time to correct the non-compliance, or demonstrate proof that they were in compliance. Just the time required for that legal consul would increase both the State's and the Landlord's cost's exponentially! Finally, those additional costs incurred by Landlords through this fee would eventually be burdened to all tenants through increases in rents. Any time you add additional costs into the process of a service or product, those costs are eventually reloaded into the Cost of Goods Sold! THE CONSUMER LOSES!</p>

HB20-1405	Helen	Migchelbrink	Against	Self	Submitted text	<p>I completely oppose this legislation and I am a liberal! This bill presupposes that all people being evicted are being evicted unjustly. Eviction is the last step in the process, not the first. We always try to keep our tenants unless they do not follow the rules. This bill will simply punish the good tenants as costs will ultimately be borne by them.</p> <p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Howard	Fischer	Against	3 Colors Management	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Jack	Regenbogen	For	Colorado Center on Law and Policy	Uploaded file	
HB20-1405	James	Fraser	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>

HB20-1405	James	Ponzi	Against	Self	Submitted text	<p>When I am forced to bring an eviction action against one of my residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time. Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust and unfair! Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge me and others like me an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing. Even if you might otherwise believe this controversial policy is a good idea, the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers. Please vote no on HB20-1405.</p>
HB20-1405	James	Flint	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time. Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust. Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing. Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers. Please vote no on HB20-1405.</p> <p>Jim Flint</p>
HB20-1405	James	Harrod	Against	5280 Management Group LLC	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Jared	Geisler	Against	Self	Submitted text	<p>This is another bill that will cause increased burden to folks who abide by the terms of their lease and do not default on the terms. By asking managers to fund the legal defense it creates a cost burden that will be shared by all tenants and benefiting ONLY those who default.</p> <p>In my ten years in the multifamily industry, the continual direction of changes has been aimed to be "pro-tenant" but in each circumstance the changes have made the management companies I've worked for less able or willing to work with tenants to overcome situations without facing default or eviction. In most cases the laws aimed to protect the defaulting parties have resulted in that party racking up more debt to the landlords, increasing the writeoffs that the landlord incurs, and making the balances owed even more impossible to ever pay for the defaulting tenant.</p> <p>Property owners need to be able to collect rent, plain and simple. If people are unable to pay rent they owe, they need to leave the property. There are already enough protections for people who do not abide by the terms of the lease. Landlords will change the structure of leases to make them less tenant friendly for the vast majority of renters who do not default, and the costs of apartment living will continue to rise for all.</p>

HB20-1405	Jason	Neitzel	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Jeanne	Manning	Against	Self	Submitted text	<p>Property owners are citizens who have mortgages on these properties. In all of my years of having to evict someone due to non-payment, only ONE person has paid me the back money that was due me.</p> <p>No one tells Macys that they can't lay off 25% of their workers. Or, United Airlines that they can't lay off their workers.</p> <p>My mortgage for this property can be delayed but it isn't forgiven. These tenants WILL NOT pay me back for all the the free rent that they have been able to get.</p> <p>And for the record, the majority of people in my building that are NOT paying rent, are still working full time. They are just enjoying a period of free rent.</p> <p>Adding to those losses to pay for residents to sue the property owner is bad policy for affordable housing.</p>
HB20-1405	Jeff	Conn	Against	Self	Submitted text	<p>I am opposed to this legislation both because of the added industry cost (estimated at \$1.2 million), which will ultimately be paid by non-defaulting residents, but also because of the increased litigation delays and expenses.</p> <p>Property owners are already losing money in the eviction process. Adding to those losses to pay for residents to sue the property owner is bad policy for affordable housing.</p>
HB20-1405	Jeffrey	Young	Against	Summit Communities	Submitted text	<p>Hi,</p> <p>I am a small business owner. We own small Apartment communities and focus on giving our residence a second chance. We have been impacted greatly by the moratorium on evictions already. I do not think it is fair to ask us as a small business to pay for a resident legal bills when they are not paying their rent.</p> <p>Thank you for you consideration.</p> <p>Jeff Young</p>
HB20-1405	Jennifer	Oceguera	Against	Winrock Properties LLC	Submitted text	<p>We are housing providers throughout Colorado and keep our rents fair and reasonable. When my company is forced to bring an eviction action against one of our residents/tenants, it is because of a substantial financial default and refusal to return the unit as agreed. We rarely use the eviction process and work hard with our residents to help them out when they are behind. When tenants are having financial trouble, we allow for late payments, payment plans and even waive the late fees.</p> <p>The eviction process takes more than two months in most counties, so the total financial loss and legal expenses are staggering.</p> <p>Increasing the court filing fee by \$30 adds to these costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>HB20-1405 would charge my company and others like it a huge amount and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>This is a difficult time for us housing providers. We have financial difficulties, less revenue and yet the same bills to pay (Mortgage, utilities, trash, etc.). Please do not impose this expensive new cost on us and our struggling customers!</p>
HB20-1405	Jennifer	Thenhaus	Against	Self	Uploaded file	
HB20-1405	Jessica	Lawson	Against	Self	Submitted text	<p>Ultimately, the burden of this cost will be put on residents who abide by their lease and pay their rent. It is unfair to put this cost on them or on the landlord.</p>

HB20-1405	Jessica	McCoy	Against	Self	Submitted text	<p>Hello. I am a district manager and oversee 7 properties in Colorado. We do everything that we can to keep our residents out of evictions. When we are forced to send a resident to evictions it is because they refuse to create a payment plan with us and have become multiple months behind. The evictions process takes more than 2 months in a lot of our locations. The total financial loss in revenue (up to 4 months of revenue) and legal expenses can be quite high. All these costs are ultimately shared by the other residents who pay their bills on time. Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring that we pay for a resident that has already cost us up to a third of our revenue on that unit for the year is unjust. Continuing to add costs to the landlords changes the way the GOOD actors behave. It forces us to work through the system as quick as possible to minimize costs instead of trying to create relationships with the residents and work with them.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Jim	Stegner	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time. Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust. Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing. Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers. Please vote no on HB20-1405</p>
HB20-1405	Joanna	Milewski	Against	Self	Submitted text	<p>When our property management company, is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p>
HB20-1405	Joanne	Smith	Against	Self	Submitted text	<p>I vote NO for this bill.</p> <p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p>
HB20-1405	jodi	Thurman	Against	Pauls Corp	Uploaded file	
HB20-1405	jodi	thurman	Against	Pauls Corp	Uploaded file	
HB20-1405	John	Ruffner	Against	Self	Submitted text	<p>As a property owner in Colorado I strongly oppose this bill. It is absurd to ask landlords to pay for their tenants' attorneys, and the costs will ultimately be born by tenants in good standing due to rent increases. this will be a blow to affordable housing.</p>
HB20-1405	John	Jenkins	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p>

HB20-1405	Jonathan	Ghaly	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Julie	Reiskin	For	Colorado Cross-Disability Coalition	Submitted text	<p>Please support this bill. The economic damage families and individuals have sustained in Colorado is unprecedented. The community I represent are people with significant disabilities. Many are prohibited by other programs and rules from having any savings (except those lucky enough to only need Medicaid buy-in and nothing else) and they do not have a cushion. What we have seen is when people with disabilities lose their home they are most likely to go into long-term homelessness. Those unable to be served by the homeless system end up in nursing facilities at a cost of \$8000 a month per client. Even if someone cannot sustain rent long-term a good lawyer can help make sure they are connected with supports and can get somewhere safe and more financially possible without having an eviction on their record. Once there is an eviction on the record renting anywhere safe is impossible. 90% of landlords have legal counsel and only 10% of tenants do because if you cannot afford rent you cannot afford a lawyer. Evictions is one area where data shows that civil legal assistance really matters. Preventing homelessness is much more financially efficient than responding to it. I know there are other populations that will benefit from this but I wanted to make sure you understood the grave importance of this bill to people with disabilities</p>
HB20-1405	Karen	Pierro	Against	Self	Submitted text	<p>As a Rental property owner, I do not believe that my family should have to pay for a tenants legal fees to have them removed from my property. Thankfully, I have never been through an eviction. However, from what I've heard, evictions take months and your property can be destroyed during the process. People aren't just evicted because they missed a months rent - this is an ongoing neglect of their obligation which is already putting a financial strain on the landlord. Not all landlords are large corporations - it is unfair to ask us to pay for the tenant's legal fees.</p> <p>Please vote against this bill - Thank you for your time and consideration</p>
HB20-1405	Kathy	Smith	For	Colorado League of Women Voters	Submitted text	<p>Dear Representatives:</p> <p>My name is Kathy Smith and I represent the Colorado League of Women Voters. I am writing in support of HB1405, concerning funding the Eviction Legal Defense Fund with a filing fee.</p> <p>First, I want to thank you for returning to the 2020 legislative session amidst our COVID-19 emergency to consider some of the remaining important legislation.</p> <p>There is a disparity in the availability of legal counsel for low-income Americans. According to a study by Colorado Coalition for the Homeless and Colorado Center on Law and Policy (https://ccjponline.org/resource/facing-eviction-alone/), less than 1% of tenants in Denver County were represented by an attorney during an eviction, while nearly 90% of landlords were represented. Importantly, the tenants able to access an attorney were significantly more likely to remain in their homes. Legal counsel can be critical in facilitating a resolution that allows tenants to remain in their homes. This is especially important during our COVID-19 public health and economic crises.</p> <p>Last year you took the important step to create the Eviction Legal Defense Fund to expand availability of legal assistance for indigent persons who are experiencing an eviction or are at immediate risk of an eviction. This difficult year, please vote YES on HB1405 to ensure continued funding for the Eviction Legal Defense Fund.</p> <p>Thank you.</p> <p>Respectfully, Kathy Smith Legislative Action Committee League of Women Voters of Colorado</p>

HB20-1405	Kayla	Mathews	Against	Peregrine Place Apartments	Submitted text	When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time. Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers. Please vote no on HB20-1405.
HB20-1405	kevin	cuccinelli	Against	Self	Submitted text	I am a small landlord in Colorado and part of a few different real estate investment groups. I currently only have 1 rental property in CO and am strongly opposed to this bill. It is outrageous for landlords to be required to fund their tenants attorney for just evictions. This added cost will ultimately trickle down to paying, law abiding, upstanding tenants. Everyone who has ever been in business knows the end user/customer is always the one to pay for any additional costs through price adjustment. If the price of beef goes up for a long period of time, the McDonalds customer, not McDonalds will pay for that through cost increase. Property owners are already losing money in the eviction process. Adding to those losses to pay for residents to sue the property owner is bad policy for affordable housing. Again, that cost will be built into the price to rent. The State is already paying \$750,000 to the Eviction Defense Fund and separate legislation is seeking to use \$350,000 of CARES Act money to increase that funding. That funding increase is more than sufficient. These types of controversial and longstanding tenant advocacy proposals should not be using valuable legislative time during the COVID economic upheaval. One party paying for the other party to sue them is never good public policy. This last point is what I started with worded differently.
HB20-1405	Kristin	Thomas	Against	BareRose Properties	Submitted text	When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time. Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.
HB20-1405	Lacey	Fleming	Against	Mountain-n-Plains, Inc.	Submitted text	When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time. Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust. Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing. Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers. Please vote no on HB20-1405.
HB20-1405	Lawrence	Moskow	Against	Self	Submitted text	I have been a small, independent Realtor for 37 years. During that time I have managed many rental properties for myself and clients. Evictions are not common and are generally commenced only when there is a significant default or breach of a lease. It is a time consuming and expensive process as it is. To add to the expense at a time like this is ridiculous. And to ask a landlord to pay for an attorney for a tenant who already owes him or her a significant amount of money also seems unjust. While there may be an occasional unscrupulous landlord trying to take advantage of an impoverished tenant, (just as there are the occasional tenants looking to take advantage of landlords) this is certainly not the norm in my experience. Most landlords view eviction as a "last resort" and this bill seems to simply be "adding salt to the wound". Please vote "no". Thank you.
HB20-1405	Linda	Danley	Against	Self	Submitted text	When I have to file an eviction notice, it is because the tenant is several months behind paying on their monthly rent. They don't respond to me trying to compromise. Then it takes basically 2 more months to get the eviction process completed, and most likely another month to clean. paint and most likely major wall repairs. I have never had an evicted tenant offer to pay toward lost rent and expenses -- they just move on. To add to my legal expenses to save the tenant even more expense is not fair to me and my remaining tenants. The CARES Act Funding already takes care of these tenants. I have no such funding help.
HB20-1405	Lisa	Marshall	Against	Self	Submitted text	We as landlords already pay for the eviction process, never recoup losses for the eviction, nor the lost rent, damages etc. Please don't make us pay for the tenant's attorney.

HB20-1405	Lisa	Hart	Against	WG Holdings LP	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p>
HB20-1405	Lori	Jake	Against	Swiftcurrent Investment Group, LLC	Uploaded file	
HB20-1405	Lydia	Waligorski	For	Violence Free Colorado	Submitted text	<p>Now more than ever domestic violence need housing protections. Despite having state laws to protect against evictions based solely on domestic violence survivors are often disproportionately seen in eviction filings or find themselves threatened with eviction when they dare to call the police for help, or suffer having "someone violent allowed" within their home. This is why we strongly supported the eviction defense program and support this common sense bill to save the fund at at time when it is needed most. National DV experts agree we will see an eviction crisis that will likely last the next 18 months, and with eviction proceedings taking place virtually or over the phone many survivors lack the technology to fully participate making professional legal representation even more important. The more people we can keep housed right now, the better prepared we will be for a second wave of COVID. This is a 30 dollar increase per filing, and we do not believe 30 dollars will act as a deterrent or create a larger barrier for eviction filings. However, one eviction for a family is a scarlet letter that will impact them for a decade and if it is wrongfully filed people should have the dignity of their day in court. Thank you, please support this bill. LW</p>
HB20-1405	Madelyn & Robert	Hermosillo	Against	Self	Submitted text	<p>When we are (as an owners) forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Maria	STEVINSON	Against	Self	Submitted text	<p>Against HB20-1405 landlords already losing time and money when evictions take place. Also now more time is needed to serve and file petition. Also mortgage payments for owners/landlords co tongue and properties can be lost to foreclosure. Both sides need to be taken into consideration and both Landlords and Tenants need help but it should not be at the expense of Landlords only. Thanks for your consideration</p>
HB20-1405	Mary (Kelly)	Posiviata	Against	KP Properties Sales & Management LLC	Submitted text	<p>Property owners are already losing money in the eviction process. Adding to those losses to pay for residents to sue the property owner is bad policy for affordable housing. The State is already paying \$750,000 to the Eviction Defense Fund and separate legislation is seeking to use \$350,000 of CARES Act money to increase that funding. That funding increase is more than sufficient.</p> <p>These types of controversial and longstanding tenant advocacy proposals should not be using valuable legislative time during the COVID economic upheaval. One party paying for the other party to sue them is never good public policy.</p> <p>As a property management company, additionally forestalling evictions for Tenants who have not paid their rent or negotiated a reasonable pay back to the Landlord, is absolutely wrong!!! This bill should never have been proposed---ludicrous and unjust in so many ways!!</p>

HB20-1405	Matt	Moon	Against	Self	Submitted text	<p>When I am forced to bring an eviction action against one of my residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust!</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405 HB20-1405	Melanie Michael	Kesner Rosenberg	For Against	Interfaith Alliance of Colorado Woodspear Properties	Uploaded file Submitted text	<p>Thank you in advance for reading my testimony. I am writing in opposition of HB20-1405.</p> <p>Increasing the court filing fee by \$30.00 adds to the exorbitant expenses that owners and managers realize. If my company is in a position to bring about an eviction, it is only after substantial financial default and refusal to return the unit as agreed.</p> <p>Owners are already losing money in the eviction process, I don't think this 35% increase is justified given that the State is already paying \$750K in the Eviction Defense Fund. Additionally, there is separate legislation seeking \$350K of CARES Act money to increase that funding.</p> <p>Please vote NO on HB20-1405.</p> <p>Thank you for your time.</p>
HB20-1405	Michael	Douglas	Against	Ascentia Real Estate	Submitted text	<p>-Mike Rosenberg We need our government representatives to realize that property owners are constituents that are just trying to make a living too and that excessive government intervention and regulation simply increases the cost of housing for everyone most especially those you may be trying to help with regulations like this.. We don't want to evict anyone but when we're forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed which costs us money in the form of lost rent, repair and maintenance PLUS already significant legal fees. All these costs are ultimately shared by the other residents who pay their bills on time and requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and sufficient. HB20-1405 is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>In the midst of the COVID related economic upheaval, when independent property owners are already being negatively impacted by government intervention, is not the time to impose this new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Michael	Buck	Against	Self	Submitted text	<p>Please stop the financial oppression of home owners trying to acquire rental properties in Colorado. First it was the change from a 3 day notice to a 10 day notice. Now you want the landlord to fund attorneys to represent the tenant?? Is this even Legal? Do you have any idea how much it costs to rehab a house after a tenant moves out after the house has been trashed? Around \$20,000. Plus all the increases in property taxes and insurance. STOP PUNISHING DECENT PEOPLE!!!</p>

HB20-1405	Miriam	Gallegos	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Nancy	Keehner	Against	Fly High Investments LLC	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Nancy	Pavelich	Against	Self	Submitted text	<p>I am against this bill.</p> <p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p>
HB20-1405	Nanna	Smith	Against	Hans Nielsen, Inc.	Submitted text	<p>When our apartment property is forced to start an eviction process against one of our residents, it is because the resident has not kept their part of the agreement that we made together; That is to say, they haven't paid their rent and they have not returned the apartment unit as our agreement specifies.</p> <p>The eviction process takes time and usually means that the property takes a 2 month rental loss of income for that apartment unit. In addition, the property has to pay attorney expenses to carry out the eviction process. Adding an additional \$30 fee, a 35% increase, to this process is an expensive change for an unfair reason. Increased operating expenses ultimately show up in increased costs to other residents who pay their bills on time.</p> <p>Requiring the property to pay for the defaulting resident to hire an attorney to sue the property is not fair, it is unjust.</p> <p>Residents already have access to organizations funded by public money to help with their legal expenses; It is wrong to ask the property to further fund that defaulting resident's legal defense.</p> <p>Please vote no on HB20-1405</p>

HB20-1405	Narissa	Hill	Against	Self	Submitted text	<p>When I am forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Norm	Te Slaa	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Pasha	Amani	Against	Olp Management Co Inc	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p>
HB20-1405	Patricia	Milton	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing. Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Before long there will be a limited number of landlords willing to put up with all these regulations and you will find the market limited and prices going thru the roof.</p> <p>Please vote no on HB20-1405.</p>

HB20-1405	Paul	Lillie	Against	All Property Services, Inc.	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Paula Catherine	Te Slaa	Against	Self	Submitted text	<p>Thank you for your time.</p> <p>When we as landlords are forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>We provide options to our responsible tenants if in a financially difficult situation, but eviction is sometimes our only option. Please vote no on HB20-1405.</p>
HB20-1405	Peter	Ruffner	Against	The Association	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Que	Nguyen	Against	Self	Submitted text	<p>I opposed the House Bill 20-1405, which would add a \$30 increase in eviction filing cost on each eviction case.</p>

HB20-1405	Rebecca	Karlin	Against	Quincy Ridge Apartments	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p> <p>Rebecca Karlin</p>
HB20-1405	Richard	Sturtevant	Against	Pioneer Property Management	Submitted text	<p>Property owners are already losing money in the eviction process. Adding to those losses to pay for residents to sue the property owner is bad policy for affordable housing. The State is already paying \$750,000 to the Eviction Defense Fund and separate legislation is seeking to use \$350,000 of CARES Act money to increase that funding. That funding increase is more than sufficient.</p> <p>These types of controversial and longstanding tenant advocacy proposals should not be using valuable legislative time during the COVID economic upheaval. One party paying for the other party to sue them is never good public policy.</p>
HB20-1405	Richard	Holmes	Against	Self	Submitted text	<p>If REIM Enterprise (a property management company) is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed.</p> <p>The eviction process takes more than 2 months in Larimer county, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	ROBERT	ALLDREDGE	Against	Self	Submitted text	<p>Property owners are already losing money in the eviction process. Adding to those losses to pay for residents to sue the property owner is bad policy for affordable housing.</p> <p>The State is already paying \$750,000 to the Eviction Defense Fund and separate legislation is seeking to use \$350,000 of CARES Act money to increase that funding. That funding increase is more than sufficient.</p> <p>These types of controversial and longstanding tenant advocacy proposals should not be using valuable legislative time during the COVID economic upheaval. One party paying for the other party to sue them is never good public policy.</p> <p>Even with the above, it seems crazy for me to help someone sue me when they have violated their lease</p>
HB20-1405	Robert	Reams	Against	Self	Submitted text	<p>Thank you for your time and consideration</p> <p>I am opposed to this bill. I do not want to fund someone to sue me. I own 13 single family houses for rent. This is stupid.....</p>

HB20-1405	Ronald	Ruffner	Against	Self	Submitted text	<p>While I live out of state, I am a property owner in Colorado.</p> <p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Ruthann	Fischer	Against	3 COLORS MANAGEMENT	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Ryan	Gulick	Against	Self	Submitted text	<p>HB20-1405</p> <p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Sarah	Windholz	Against	Crystal Property Management	Submitted text	<p>Eviction is always the last step and only occurs when a tenant is substantially in financial default and communication has broken down resulting in the tenant not being willing to come to any agreement, not willing to vacant, and no longer a willing participant in forward progress. Not only is there a 2 month plus delay in this court process when things are running in a typical fashion but the costs to the owners is staggering. Even when the owner is able to obtain possession the loss of rent, cost of court fees, and then the unit turn costs are costs that are rarely covered by a vacating tenants security deposit. This results in larger security deposits and tighter screening for applicants because homeowners and property managers are not willing to take increased risk in the current climate. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405</p>

HB20-1405	Sarah	Barnes	For	Colorado Children's Campaign	Uploaded file	
HB20-1405	Shanna	Olivarez	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p> <p>-Shanna Olivarez</p>
HB20-1405	Shannon	Cole	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust. Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an additional \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an additional \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing. Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Shendela	Servold	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote NO on HB20-1405.</p>

HB20-1405	Stephanie	Welsh	Against	Self	Submitted text	<p>As a small apartment building owner, when I am forced to bring an eviction action against one of our tenants, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering - especially for a small building owner such as myself. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is ludicrous!</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my small company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405!</p>
HB20-1405	Steve	Smith	Against	A.T. Smith & Co.	Submitted text	<p>Good morning,</p> <p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>This legislation is unjust. If a resident wishes to sue the owner they should use their own funds, or, if they cannot pay the rent perhaps they should vacate the property. Or, perhaps the county should reduce the property owner's taxes an equivalent amount. Why should the owner be required to pay the resident's attorney fees in addition to the financial loss the owner is already incurring?</p> <p>Should the citizens of Colorado have to pay an owner's agent to file for an adjustment for an assessment on their property? Unfair legislation encourages animosity between owners and residents because owners continue to have their own financial obligations to meet. Owners will become less tolerant when the state is stacking the cards against them.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Steve	Nissen	Against	Self	Submitted text	<p>Thank you for your consideration.</p> <p>Placing a fee on landlords for paying attorneys to take legal action against said landlords is unfair and very unAmerican.</p>
HB20-1405	steve	larson	Against	Self	Submitted text	<p>When I am forced to evict a tenant it is because of the huge financial loss over two months to complete the process. I still have to pay the mortgage and other bills to keep the property safe ect.</p> <p>please don"t add to the expense of staying above water. I mowed lawns to get where we are at and don t want to go back to square one.</p>
HB20-1405	Summer	Mayon	Against	Self	Submitted text	<p>I oppose this bill.</p>

HB20-1405 Susan Ivey Against Gold Crown Management Company Submitted text June 3, 2020

Dear Representative

When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.

Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.

Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.

Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.

Please vote no on HB20-1405.

Sincerely,

Susan Ivey
Regional Director of Real Estate
Gold Crown Management Company

HB20-1405 Tara Petion Against White Peak Management Submitted text

When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed.

The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.

Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.

Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient.

HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.

Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.

Please vote no on HB20-1405.

HB20-1405	Taylor	Hansen	Against	Self	Submitted text	<p>To whom it may concern:</p> <p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p> <p>Best Regards, Tayler Hansen Waterford Cherry Creek Apartments thansen@allresco.com</p>
HB20-1405	Teresa	Cope	Against	Self	Submitted text	<p>I oppose this bill and the proposed \$30 increase of evictions fees. It's not fair to make me for tenants to sue me. I provide 6 affordable rental units that are well maintained. Covid 19 has already affected my ability to rent units and to collect rent. And at ANY time, if a tenant needs to be evicted there is already a significant loss to me. Bills that makes it more difficult and more expensive to evict, make it more difficult for me to provide affordable rents in units that anyone would enjoy living in.</p> <p>Teresa Cope 303-795-2999</p>
HB20-1405	Thomas	Scott	Against	LIVE Resident Owner Investor LLC	Submitted text	<p>When my LIVE ROI is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time. Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust. Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing. Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers. Please vote no on HB20-1405.</p>
HB20-1405	Thomas	Hannen	Against	Self	Submitted text	<p>When my company is forced to bring an eviction against one of our residents, it is because of a substantial financial default and refusal to return the home as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. The vacancy causes great hardship to the owner in terms of loss revenues and to my company which no longer receives a management fee. The owners costs, including mortgage payments, property taxes utilities are constant) and my company suffers since my office rent, taxes, and other expenses also remain constant.</p> <p>Colorado is already pays to the Eviction Legal Defense Fund. Allowing more money to be spent to defend tenants against a legal eviction seems excessive and unfair to the property owners.</p> <p>Please remember that any additional fees will be passed down to the tenants in increased rents.</p> <p>Please vote no.</p>
HB20-1405	Timothy	Rhodes	Against	Willowbrook Housing LLC	Uploaded file	
HB20-1405	Timothy	Page	Against	Self	Submitted text	<p>Please do not approve this bill!</p> <p>It is entirely unfair to expect to pay another's legal fees to sue a landlord.</p> <p>Timothy Page</p>

HB20-1405	Timothy	Nelson	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	Tiphane	Gumpper	Against	Self	Submitted text	I oppose this bill completely. It not being fair to the landlord.
HB20-1405	Tom	Merrill	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary,unfair,and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.Please vote no on HB20-1405.</p>
HB20-1405	tom	cummings	Against	Self	Submitted text	<p>I oppose this bill. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p>
HB20-1405	Tracy	Martin	Against	Hudson Grove Property Management	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is because of a substantial financial default and refusal to return the unit as agreed.</p> <p>The increase in the number of days needed for the demand notice that went into effect last year now means it can take close to 2 months for an eviction to take place in our communities. The total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an additional \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an additional \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>

HB20-1405	Victoria	Peppers	Against	Self	Submitted text	<p>As a licensed realtor and property manager for over 30 years I am opposed to HB20-1405. It is the policy in our company and myself personally to treat every client, both owner and tenant, responsibly and respectfully. When bringing an eviction action against a tenant it is because we have exhausted all attempts to collect rent or cure a serious default. It takes about 2 1/2 months to evict. The financial loss is substantial. Increasing the filing fee adds to these costs. Colorado tax payers, which includes Landlords, currently fund the Eviction Legal Defense Fund. I find it unethical to grant money to tenants to pay the costs to sue the Landlord. Please vote no on HB20-1405.</p>
HB20-1405	Vivian	Markham	Against	Silva-Markham Partners LLC	Submitted text	<p>I am writing to express my strong opposition. My company manages LIHTC low income properties. We are in the business to HOUSE people, not evict them. Our rents / income is set by CHFA based on the area median rents, and so expenses are tight for our sites as we can't raise rents when expenses increase. We are trying to create nice homes for low income people, and this bill will put additional financial stress on a subset of the housing industry that is already struggling. In addition, at this time due to COVID, we aren't able to evict some really awful people who are causing stress for our good residents, yet you are trying to push this legislation through? I feel that you are taking advantage of the COVID to further your quest to empower renters to the detriment of landlords AND our good residents. Previous legislation to give residents longer to "cure" their failure to pay rent is already causing our paycheck to paycheck residents to financially bury themselves by racking up more rent charges which they are not able to pay, and finally burdening low income landlords who are trying to provide quality low income housing. This mindset will deter low income developers who are trying to meet the need for low income housing in Colorado. You have no idea what kind of negative impact your agenda will inevitably cause the low income residents and developers.</p>
HB20-1405	Will	Nieto	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one of our residents, it is only after trying to work with our tenants to avoid a substantial financial default or refusal to return the unit as agreed. After spending up to 2 weeks trying to work with our tenants the eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair, and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID-related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>
HB20-1405	William	Reynolds	Against	Self	Submitted text	<p>I own a small rental business, with 2 single family homes in Denver. I had a few more, but the costs of maintaining a rental property have gone up faster than I am comfortable with increasing rent. I always try and keep rent a few hundred dollars below market, and I usually attract really good low-income families. When I sell, I try to help my tenants buy their rental home, and have done this multiple times.</p> <p>Despite my best efforts at screening, I have had bad tenants in the past. When this happens, it usually means many thousands of dollars in repairs due to damages by the tenant. To add additional costs to the process of getting rid of a bad tenant is really unjust. I think it comes for a view that landlords are greedy and unscrupulous. But this is not true at all. Most small business landlords are people who work a day job and are just trying to make a little extra money on the side. It is not easy. And I believe most landlords work very hard to provide a good home to their tenants. Don't lump people like me in with maybe some large, unscrupulous corporate rental companies. You should be helping small landlords to encourage a good supply of rental properties.</p>
HB20-1405	Ying	Li	Against	Self	Submitted text	<p>When my company is forced to bring an eviction action against one our residents, it is because of a substantial financial default and refusal to return the unit as agreed. The eviction process takes more than 2 months in most counties, so the total financial loss and legal expenses are staggering. All these costs are ultimately shared by the other residents who pay their bills on time.</p> <p>Increasing the court filing fee by \$30.00 (a 35% increase) adds to those costs. Requiring a property owner to pay for the defaulting resident to hire an attorney to sue the property owner is unjust.</p> <p>Colorado currently pays \$750,000 to the Eviction Legal Defense Fund. A separate bill (entitled CARES Act Funding for Rental Assistance) would take an addition \$350,000 of CARES Act grant money meant for resident relief to pay these attorneys. This 47% funding increase to pay these attorneys is significant and more than sufficient. HB20-1405 would charge my company and others like it an addition \$1.2 million and is unnecessary, unfair and in direct conflict with efforts to provide affordable housing.</p> <p>Even if you might otherwise believe this controversial policy is a good idea, the midst of the COVID related economic upheaval is not the time to impose this expensive new cost on housing providers and their struggling customers.</p> <p>Please vote no on HB20-1405.</p>