

## Broomfield Taxpayer Matters



### **RE: HB26-1099 – Senate Local Government & Housing**

**Hearing Date: Wednesday, March 19, 2026 @ 1:30pm**

Thank you, Chair Exum, and Members of the Local Government & Housing Committee,

Thank you for considering this written testimony. My name is Sheryl Fernandez, and I represent Broomfield Taxpayer Matters, a nonpartisan, nonprofit organization that works to educate, empower, and advocate for the taxpayers across Colorado – NOT just in Broomfield.

**Broomfield Taxpayer Matters are in OPPOSITION of HB26-1099.**

While the stated goal of protecting homeowners is well-intentioned, this bill ultimately increases costs, expands mandates, and shifts financial risk onto taxpayers and homebuyers, at a time when affordability is already a crisis in Colorado.

First, the bill adds significant new upfront costs to housing development, including mandatory 30-year reserve studies, repeated updates, and a required developer contribution to reserves. These costs are not absorbed by developers—they are passed directly to buyers in the form of higher home prices, higher HOA dues, or both. That makes homeownership less attainable for working families, retirees, and first-time buyers.

Second, the bill overregulates private associations by imposing one-size-fits-all requirements regardless of community size, complexity, or risk. Many HOAs already conduct reserve studies voluntarily. Forcing every community into rigid statutory requirements reduces local flexibility and replaces homeowner decision-making with state mandates.

Third, increased compliance, disclosure, and enforcement requirements will likely drive up administrative and legal costs for associations. Those costs ultimately land on homeowners—many of whom are already struggling with rising property taxes, insurance premiums, and utility bills.

Finally, the bill creates new liability exposure and enforcement mechanisms that will encourage litigation. Even well-intentioned boards and management companies could face penalties for technical violations, increasing legal expenses that again fall on homeowners.

In short, this bill may sound protective, but in practice it raises housing costs, expands bureaucracy, and undermines affordability, without addressing the root causes of HOA financial problems.

For taxpayers and homeowners already stretched thin, this bill moves Colorado in the wrong direction.

BTM respectfully urge you to vote NO on HB26-1099.

Thank you for your time and consideration.