

HB 303 Compromise Strategies

1. Replace Licensing with Mandatory Education and Voluntary Certification

Sponsor Goal: Raise management standards and protect homeowners

Your Offer: Support mandatory education and ethics training for managers plus voluntary professional certification instead of state licensure

Benefits: Improves knowledge and professionalism; avoids licensing barriers that hurt small firms, volunteers, and new entrants.

2. Exempt Small and Self-Managed Communities

Sponsor Goal: Regulate larger professional firms managing millions in assets

Your Offer: Support licensing only for managers of associations above a certain size or budget threshold (e.g. over 50 units or \$100k annual budget)

Benefits: Protects small volunteer-run HOAs; targets regulation where risk is greatest.

3. Limit Scope to Fidelity Bonding and Financial Safeguards

Sponsor Goal: Prevent fraud or embezzlement by managers

Your Offer: Amend bill to require adequate fidelity bonding and financial transparency standards rather than licensing managers themselves

Benefits: Directly addresses financial risk without occupational licensing barriers.

4. Establish a Manager Registry Without Licensing

Sponsor Goal: Track managers and create accountability

Your Offer: Create a state registry with basic disclosures, insurance/bonding proof, and good standing confirmations, but no education/testing/licensure mandate

Benefits: Increases transparency for homeowners; avoids costs and administrative burdens of full licensure.

5. Sunset Clause with Objective Evaluation Metrics

Sponsor Goal: Pass meaningful reform

Your Offer: Include a 4-year sunset provision with required objective evaluation metrics (e.g. fraud reduction, complaint resolution efficiency)

Benefits: Ensures legislation produces results; opportunity to revise or repeal if unintended consequences arise.