

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.