



HOME BUILDERS  
ASSOCIATION  
— of —  
METRO DENVER®

# Home Builder Advocate

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9033 E. Easter Place  
Centennial, CO 80112  
(303) 778-1400

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## UPCOMING MEETINGS & EVENTS:

HBA Annual Meeting/HBF  
Annual Luncheon  
Thursday, October 27  
11:00 a.m. – 1:30 p.m.  
Inverness Hotel  
Contact: Beth Forbes,  
[bforbes@hbfdenver.com](mailto:bforbes@hbfdenver.com) or  
Toby Paioff,  
[tpaioff@hbadenver.com](mailto:tpaioff@hbadenver.com)  
Register online at  
[www.hbadenver.com](http://www.hbadenver.com)

Event: BAR/CARE Awards  
Ceremony  
Friday, October 28  
6:00 p.m. – 10:00 p.m.  
Denver Post Building  
Contact: Vicki Pelletier,  
[vpelletier@hbadenver.com](mailto:vpelletier@hbadenver.com)  
Register online at  
[www.hbadenver.com](http://www.hbadenver.com)

Castle Rock  
Utilities/Contractors  
Luncheon  
Wednesday, November 2  
11:30 – 1:00 p.m.  
Castle Rock, Council  
Chambers  
RSVP to Traci Beauman,  
[tbeauman@crgov.com](mailto:tbeauman@crgov.com)  
Contact: Kim Calomino,  
[kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com)

Aurora Joint Task Force  
Thursday, November 3  
3:30 – 5:00 p.m.  
Mt. Elbert Room, 5<sup>th</sup> floor  
Contact: Kim Calomino,  
[kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com)

Stormwater Committee  
Thursday, November 10  
2:00 – 3:00 p.m.  
HBA Boardroom  
Contact: Cherie Talbert  
[ctalbert@hbadenver.com](mailto:ctalbert@hbadenver.com)

## Castle Rock Utilities to Host November Contractors Luncheon

After passage of the new utility fee structure, some builders have contacted the HBA on issues that will need to be worked through with the Town. In response the Utilities Department has agreed to host a lunch meeting on Wednesday November 2, 11:30 – 1:00 in council chambers to go over any issues. Also to be discussed are proposed changes to landscaping and irrigation requirements. Builders working in Castle Rock are encouraged to attend. A formal meeting notice and agenda will go out very soon. Please contact Kim Calomino, [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com), with any questions or issues you may have with the new fees and to ensure you receive notice of the meeting.

## Denver Water Board Acts on Tap Fee Increases

At their October 26 meeting the Denver Water Board acted to increase system development fees for 2012 to include a \$750 increase in water rights valuations and an adjustment for inflationary increases in costs. At time of writing, the exact increase had not yet been calculated by staff, as the Board's decision represented a departure from staff's recommendation.

In prior presentations to the Board, staff had offered two alternatives: One, a 3.4% increase; or Two, an 8.5% increase. Both increases included inflationary increases in the costs of infrastructure. The 3.4% increase included a \$500 increase in water rights valuation (to \$10,000 per acre foot). The 8.5% increase included a \$2000 increase in water rights valuation (to \$11,500 per acre foot.) The final recommendation provided to the Board was for the higher of the two alternatives.

The HBA advocated that the Board forego, delay and/or reduce any fee increases. Additionally, the HBA reminded the Board that in 2008, when they conducted a water rights valuation market study and determined the need to increase their valuation, they had communicated to the development community that they would take an incremental and predictable approach to these increases at \$500 per year through 2015. Alternative Two represented a departure from that philosophy.

By striking a compromise at an increase in valuation of \$750 the Board acknowledged the concerns of the HBA and the development community as well as their prior commitment to incremental increases. The Board also directed staff to conduct a thorough analysis of the assumptions on which SDCs are based prior to any actions for increases to 2013 SDCs and rates. The HBA will participate in that process.

Once the final SDC schedule based on today's decision is released the HBA will inform our members. Fee increases are expected to become effective January 2012. For more information or to comment contact Kim Calomino, [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com).

## Parker Water and Sanitation District Delays Action on Budget; Awaiting Election Outcome

On October 17 the PWSD Board took comment on their proposed 2012 budget, including HBA and member comments regarding the proposed two new fees: Renewable Water Resource, \$750, and Waste Water Plant Expansion, \$500. The HBA requested that an analysis of both fees be conducted in the near future to ensure they have a rational and equitable basis and that the HBA participate as a stakeholder in that analysis. The HBA also requested that the implementation of the two new fees be delayed and instituted incrementally, with 50% of each fee being instituted March 2012 and the full fee being instituted July 2012. HBA also suggested that allowing these fees to be collected at time of meter set would provide builders a cash flow flexibility option. The Board President Mary Spencer indicated the Board would consider these requests.

The Board deferred final action on the budget until post-election because the ballot includes a question to the following communities if they want to be included within the PWSD boundaries: Stonegate Village

**Jobsite Safety Committee**  
Tuesday, November 15  
2:00 – 3:30 p.m.  
HBA lower level conference room  
Contact: Cherie Talbert  
[ctalbert@hbadenver.com](mailto:ctalbert@hbadenver.com)

**Class: Selling Energy Star, Selling Confidence**  
**NEW DATE**  
Wednesday, November 16  
8:00 a.m. – Noon  
HBA Boardroom  
Contact: Kim Calomino,  
[kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com)

**Seminar: Built Green University**  
Tuesday & Wednesday ,  
November 29-30  
8:00 a.m. – 4:30 p.m.  
HBA Education Room  
Contact: Traci D'Alessio,  
[tdalessio@earthlink.net](mailto:tdalessio@earthlink.net)

For a list of all HBA meetings and events visit  
[www.HBADenver.com](http://www.HBADenver.com)

#### CITY GOV'T LINKS:

**City of Aurora Council Agenda Link:**  
[www.auroragov.org/auroragov/government/city\\_council/meetings\\_agendas\\_and\\_minutes/index.htm](http://www.auroragov.org/auroragov/government/city_council/meetings_agendas_and_minutes/index.htm)

**City /County of Denver Council Agenda Link:**  
[www.denvergov.org/default.aspx?alias=www.denvergov.org/citycouncil](http://www.denvergov.org/default.aspx?alias=www.denvergov.org/citycouncil)

**Great Meeting Space Available at the HBA:**

Members always receive a discount on facility rental

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[tpaioff@hbadenver.com](mailto:tpaioff@hbadenver.com)

Metropolitan District, Compark Business Campus Metropolitan District, Compark Business Campus Metropolitan District Debt Service, E-470 Potomac Metropolitan District and Lincoln Park Metropolitan District. The meeting date for budget adoption and a second public hearing, if necessary, will be announced.

There are no proposed increases to existing PWSO fees. For more information or to comment please contact Kim Calomino, [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com).

#### City of Louisville Adopts Scalable Impact Fees

At their October 18 meeting City Council adopted new impact fees following a study conducted by consultant TischlerBise and with the input from a stakeholder's group on which the HBA and members served. As was the case in Castle Rock and following a growing national trend, the new fees are "scalable" based on the number of bedrooms in single family attached and detached, with flat fees set for multifamily units. Under the new fees, single family detached homes with three or fewer bedrooms will see a net decrease in impact fees, while those with 4 or more bedrooms will see a net increase. Single family attached homes with two or fewer bedrooms will have a net decrease in fees; those with 3 or more bedrooms will have a net increase. Multifamily homes will have a flat rate, resulting in a decrease. For more information contact Kim Calomino, [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com).

#### CAHB Seeks Examples of Impacts of Current Construction Defects Laws

CAHB is preparing to educate legislators and the Governor to proactively defend against potential further damaging construction defects legislation. CAHB is seeking information on:

- Builders who have stopped building multifamily projects due to liability risks or insurance costs associated with construction defects.
- Subcontractors, engineers, architects and other trade partners who have discontinued accepting work on multifamily projects due to liability risks or insurance costs associated with construction defects.
- Builders being denied access to the building to make repairs.
- Awards that far exceeded the costs of repairs, or where the award was not used to make repairs.

If you can provide information and examples, please contact Amie Mayhew at CAHB, [amie@hbacolorado.com](mailto:amie@hbacolorado.com). Time is of the essence.

#### Xcel Energy Releases New Contact List

Through their participation in HBA's Regulated Utilities Committee and in an effort to continue providing builders and developers' current information, Xcel Energy has released an updated contact list. The list is available from Kim Calomino, [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com).

#### Did You Know?

You can **update your member record** by logging on at [www.HBADenver.com](http://www.HBADenver.com) under the Membership Tab (click on Update Your Company Information.) Keeping your records current helps you and helps us. If you need assistance logging on, contact Toby Paioff at 303-551-6728 or [tpaioff@hbadenver.com](mailto:tpaioff@hbadenver.com).

Monthly **permit data** is available by subscription from the HBA by contacting Lori Arbuckle, [larbuckle@hbadenver.com](mailto:larbuckle@hbadenver.com). The cost is only \$50/year.

**HomeSafe® Colorado** is accepting applications for membership. Operated by the Job Site Safety Committee, the objective of HomeSafe is to reduce and/or eliminate job site hazards. For more information visit the Job Site Safety Committee page at [www.HBADenver.com](http://www.HBADenver.com) or contact Cherie Talbert, [ctalbert@hbadenver.com](mailto:ctalbert@hbadenver.com).

*Home Builder Advocate* is a member benefit of the HBA of Metro Denver. We distribute this publication to our entire membership on a biweekly basis. Back issues are posted to [www.HBADenver.com](http://www.HBADenver.com), Publications & News.

If you are not an HBA member but would like to become one, please contact Vicki Pelletier at [vpelletier@hbadenver.com](mailto:vpelletier@hbadenver.com).

If you have questions about government affairs or any advocacy issue, please contact Kim Calomino, [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com).

If you have questions about *Home Builder Advocate*, Public Affairs or the Metro Housing Coalition please contact Cherie Talbert, [ctalbert@hbadenver.com](mailto:ctalbert@hbadenver.com).