

HOA Quality Management, LLC

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August 24, 2022

Department of Financial Protection and Innovation

Legal Division

Attn: Sandra Navarro, Legal Assistant

2101 Arena Boulevard

Sacramento, CA 95834

Re: PRO 05-21 / Support of Exemption for HOA Debt from Debt Collection Licensing Act

Dear Sir or Madam:

I am writing as the owner of HOA Quality Management, LLC, located in Oakley, California. Our firm's business involves the management of several homeowners associations around the bay area, including the collection of homeowners association dues. We generally support the efforts by the Department of Financial Protection and Innovation ("DFPI") to license debt collectors. We also support the DFPI's recent proposal to exempt "debt owed pursuant to a Homeowners Association Declaration of Covenants, Conditions and Restrictions or other equivalent written agreement."

The DFPI has clarified on its website that

"routine HOA assessments do not constitute a "consumer credit transaction" as defined in the DCLA, and therefore do not constitute "consumer debt" under the Act. Since the collection of routine HOA assessments is not considered to be collection of "consumer debt," such activity would not constitute being engaged in the business of debt collection and does not require licensure under the DCLA."

FAQ #10, <https://dfpi.ca.gov/debt-collection-licensee>

All of the homeowners associations I manage are non-profit organizations, and a licensure requirement would impose a hardship on board members and would increase assessments for members as a result of the new obligations imposed by the Debt Collection Licensing Act.

Therefore, for the continued financial health of thousands homeowners associations across California, I urge you to pass the proposed amendment to exclude HOA debt from the DCLA.

Sincerely,



Carol Mitchell, CCAM-PM