

MESSAGE FROM MARSHA

“CLEANING UP” PROPERTY TITLES IN THE TOLL ROAD CORRIDOR

It is my honor to introduce House Bill 08-1007 on behalf of all the property owners living within the 3-mile wide toll road corridor located in and around Calhan, Ellicott, Hanover and Peyton. This bill will require the County Clerk & Recorders to remove the toll road documents that are currently and erroneously recorded on their property titles. It was **NEVER** the intent of the original legislation that property titles be permanently encumbered!

This bill is important because property owners like Betty & Tom Palmer from Calhan, are trying to refinance their home for necessary upgrades and are being denied due to the toll road documents attached to their title.

This bill is necessary because homebuilders within the corridor located off Ellicott Highway and Log Road are being denied financing to continue their projects due to the toll road documents that are attached to the property titles.

Homeowners, realtors, County Assessors, County Commissioners and others are concerned about continued plummeting property values due to these toll road documents attached to the titles of properties located in the corridor.

Let's clear the record and dispel any rumors that may be circulating. I have spent countless hours with assessors, title companies, realtors, and property owners who are all asking for relief by removing the toll road documents from their titles.

HB1007, plus amendments, does not alter any of the protections or the intent of the original legislation! It requires the following:

- County Clerk & Recorders **SHALL IMMEDIATELY** remove the existing toll road documents attached to approximately 6,000+ property titles.
- Private toll road companies must file the required paper work with each municipal, county and regional planning commission involved with the corridor within 6 months.
- Private toll road companies **MUST NOTIFY** each person who owns real property within the 3-mile corridor and each municipal, county, and regional planning commission involved with the corridor.
- Planning commissions must make this notice available to the public.
- Allows **ONLY** immunity to companies for **OBEYING** the current law that created the existing damages to property owner's titles.
- Does **NOT** provide immunity for any other harm that has been done to property owners, in the past, present or future.
- Sellers of real property located within the 3-mile wide corridor are required to disclose in writing to the buyer that the property is within a proposed private toll road corridor.

Similar legislation I sponsored last year passed 61-3 in the Colorado House of Representatives, and I regret that the actions of a few individuals, who aren't residents of El Paso County **or in some instances residents of the corridor**, resulted in your titles remaining encumbered, as the bill died in the Senate.

I applaud individuals who responsibly and respectfully engage in positive solutions for our State; individuals like County Commissioner John Metli, from Elbert County; Bob Hoban, land use

attorney; Mark Lowderman, El Paso County Assessor; and Betty and Tom Palmer, property owners in El Paso County.

If you have any questions, comments or have been negatively affected by the toll road encumbrances on your titles, please contact me today at MarshaLooper@gmail.com, or call me at 238-5600. For information on previous articles please go to WWW.GOMARSHA.ORG, click messages. Thank you for the privilege of serving you!

Marsha Looper,
Colorado House of Representatives, HD 19