



## SS&F Adds a Fourth Shareholder

In August, 2006, we were confident that we had made a great hiring decision when we welcomed Brent S. Hultquist into the firm as an Associate Tax Attorney. We had every reason to believe that Brent would learn quickly and that he had the expertise, professional demeanor, personal discipline and the sheer determination to be successful as an attorney. However, we have been surprised and delighted to see him exceed every expectation in three short years. It is with profound pleasure that we announce that on August 1, 2009, Brent S. Hultquist became a Shareholder in the firm.



Brent received his J.D. from the University of Denver Sturm College of Law in 2005, earning the Order of St. Ives, an honor accorded to graduates ranking in the top 10% of their class. Desiring to develop more concentrated expertise he continued his studies and was awarded the Master of Laws (LL.M.) in Taxation from the University of Denver Graduate Tax Program

in 2006. During law school, Brent also served as Writing and Research Editor for the Denver University Law Review. He was admitted to the Supreme Court of Colorado in 2006 and is a member of the American, Colorado and Douglas/Elbert Counties Bar Associations.

Brent's areas of practice include Wills, Trusts and Estates; Asset Protection; Probate; Mergers, Acquisitions and Divestitures; Business, Corporate and Partnership Law; Employee Benefits; Contracts; Real Estate; Transactions; Insurance Coverage; Trademarks, Servicemarks and Copyrights.

Brent and his wife, Heather, both grew up in California although Heather's parents both hailed originally from Scotland. The couple has been in Colorado for 10 years and have two children. Brent has become a T-ball dad and can regularly be found cheering on his son, Peyton who is 5, or being charmed by lovely Emily who will be a year old in October. The family loves all the outdoor fun that Colorado has to offer including skiing, mountain biking and golf.

Many of you have already met Brent and would agree that he is a warm and attentive young attorney with professional maturity beyond his years. If you haven't met him yet, we would encourage you to call or stop in to see why we are so happy to brag about him.

## A GOODTOKNOW FACT

**SS&F Firm Practice Areas include**

- |                       |                            |
|-----------------------|----------------------------|
| Asset Protection      | Ltd Liability Companies    |
| Bankruptcy            | Mergers & Acquisitions     |
| Business Law          | Officer/Director Liability |
| Civil Litigation      | Partnerships               |
| Commercial Law        | Probate Administration     |
| Complex Litigation    | Real Estate Law            |
| Construction Law      | Sole Proprietorship        |
| Contracts             | Taxation                   |
| Copyrights            | Trademarks                 |
| Corporations          | Trade Names                |
| Creditors Rights      | Trade Secrets              |
| Employment Law        | Trial Practice             |
| Estate Planning       | Unfair Competition         |
| Foreclosures          | Wills, Trusts & Estates    |
| Franchise Law         |                            |
| Insurance Coverage    |                            |
| Intellectual Property |                            |
| Landlord-Tenant Law   |                            |

This publication provides general information and should not be used or taken as legal advice for specific situations which depend on the evaluation of precise factual circumstances. Use of any information herein does not create an attorney-client relationship. The law is constantly changing and there are exceptions to almost every rule of law. You should not rely on the information provided in this newsletter without seeking legal counsel.

Notice of New Rates: The following hourly rates are in effect for legal services.

Robert R. Stewart .....	\$310.00
Curtis W. Shortridge .....	\$275.00
R. Scott Fitzke .....	\$230.00
Brent S. Hultquist .....	\$215.00
Matthew D. Macy .....	\$210.00
Greg S. McLaughlin .....	\$210.00
Paralegal .....	\$ 85.00



stewart  
shortridge  
& fitzke, p.c.  
*Attorneys at Law*

4 INVERNESS COURT EAST  
SUITE 100  
ENGLEWOOD, CO 80112

## New Law Mandates Installation of Carbon Monoxide Alarms

If you are a homeowner or own residential rental property, take note: as of July 1st you must install carbon monoxide alarms if you intend to sell, rent or remodel your property. The law applies to every residential property sold, remodeled or leased to a new tenant after July 1, 2009. The alarms must be installed near the bedrooms or other rooms lawfully used for sleeping purposes in every home that is heated with fossil fuel, has a fuel-fired appliance, a fireplace, or an attached garage. This law applies to residential properties rather than commercial properties (properties in which persons do not reside).

For residential rental properties, including multi-family properties, the carbon monoxide alarms must be installed as required by the law when a new tenant moves into the property on or after July 1, 2009. There is an exception in the law, for rental properties, which provides that if there is a centralized alarm system or other mechanism for a responsible person to hear the alarm at all times, a multi-family residential rental property may have carbon monoxide alarms installed within 25 feet of any fuel-fired heater or appliance, fireplace, garage, or in a location specified in a state or local building code.

The law protects a property owner, an authorized agent of a property owner, or anyone who installs a carbon monoxide detector from any potential future liability resulting from the operation, maintenance, or effectiveness of the detector, so long as the detector was installed according to the manufacturer's instructions and in accordance with the law. Tenants are required to keep, test, and maintain carbon monoxide alarms in good repair and to notify the owner or the owner's agent if there is a problem with the carbon monoxide alarm.

Finally, the law provides that a purchaser of either a single-family residence or a multi-family residential rental property shall have no claim against a licensed real estate broker resulting from the operation, maintenance, or effectiveness of a carbon monoxide alarm if the real estate broker used the standard form listing contract and the listing contract for the seller discloses the new law to the seller.

This law will have a continuing impact on owners of residential properties, as they will be required to comply with the installation of the carbon monoxide alarms in order to lawfully sell or remodel their home or rental properties. Thus, if you are planning to sell your residential property, you should make sure to comply with the new law before offering the property for sale to anyone by installing the required carbon monoxide alarms. If we can assist you in complying with this new law or you would like to discuss any questions you have about the new law, please contact us.

**About the author:** Curtis Shortridge is a Shareholder in the firm and specializes in civil litigation, business and real estate law and is a frequent lecturer and counselor to real estate professionals, business and property owners in Colorado