



HB22-1137 RECOMMENDED POLICY UPDATES

On June 3, 2022, Governor Polis signed [HB22-1137](#). The new law will revise various sections of [CCIOA](#) and will require associations to update the following three policies:

1. Update your Collections policy to address the new notice, record-keeping, payment plan, and other requirements;
2. Update your Enforcement policy to address the new procedures required for different types of violations, fine limitations, cure periods, and other requirements;
3. Update your Conduct of Meetings policy to clarify that matters that may be held in executive session include disciplinary hearings and delinquency referrals.

As clarified in our most recent [newsletter article](#), HB22-1137 will require a number of changes to the above-referenced policies. The new law will go into effect on August 9, 2022, so we recommend you update the above three policies as soon as possible. To that end, Altitude Community Law offers to update your existing policies as follows:

1. We will charge a fixed fee of \$395 to prepare the three new updated Collections, Enforcement, and Conduct of Meetings policies, all of which will comply with changes in the law.
2. We will charge a fixed fee of \$205 to prepare any of the above-referenced policies individually.
3. We can also update any of your existing policies on an hourly basis.

Should the Association select the fixed fee option for any of the above services, the Association will pay Altitude Community Law P.C. (the Firm) the stated fee for performance of the services described above, and will not be entering into an hourly fee agreement. This means that the Firm will devote such time to the representation as is necessary, but the Firm's fee will not be increased or decreased based upon the number of hours spent. The fees would be due and payable 30 days after the work is complete and billed. No amounts will be due or billed prior to completion of the work.

Please contact any of our attorneys at hoalaw@altitude.law or 303-432-9999 if you wish assistance with any of the above recommended policy updates.