



HB22-1137 RECOMMENDED POLICY UPDATES

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

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

HB22-1137 completely overhauled the procedures that must be followed for [Collections](#) and [Enforcement](#) actions. The new law went into effect on August 9, 2022. Associations cannot take any collections or enforcement actions unless they comply with HB22-1137. Therefore, if you haven't yet drafted or updated the above-referenced policies, we recommend you do so as soon as possible. To that end, Altitude Community Law offers to draft new policies that are compliant with HB2-1137 as follows:

1. We will charge a fixed fee 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 to prepare any of the above-referenced policies individually.
3. We can also update any of your existing policies on an hourly basis.

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.