



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.

We will also include a free Registration of Email Address and Phone Number policy, to help associations comply with the new delivery of notice requirements for the Collections Policy.

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.