



## TOWING POLICY INFORMATION SHEET

When individuals fail to comply with parking rules, the HOA may leave the Board of Directors looking for enforcement options, including the possibility of towing improperly parked vehicles. [HB22-1314](#), which was signed into law in 2022, and most recently this year's [HB24-1051](#), created substantial new towing requirements that regulate towing carriers. The regulations include but are not limited to:

1. New notice requirements, including language that must be included in the notice;
2. New signage requirements, including language that must be included on the signs, installation locations, and the need to print the signs in English and Spanish;
3. A requirement that towing carriers obtain documented permission for each individual tow, within 24 hours immediately preceding the tow, using a [form](#) created by the Public Utilities Commission;
4. A prohibition against towing carriers patrolling or monitoring the property to enforce property restrictions; and
5. A prohibition against towing without at least 24 hours' notice except for certain exempted parking violations.

Given the above, if you're going to use towing as a remedy, we strongly recommend you adopt or update your existing towing policy to be compliant with the new laws.

Please contact us at 303.432.9999 or [hoalaw@altitude.law](mailto:hoalaw@altitude.law) if you have any questions on the above or any other policy or other legal needs for your association.