

HB25-1043 COLLECTION POLICY

ABOUT THE BILL

On June 4, 2025, Governor Polis signed [HB25-1043](#). The bill revises various sections of [CCIOA](#) with respect to the collection and foreclosure of delinquent assessments. Because of the revisions, associations are required to adopt a new Collection policy to meet the new law.

The Collection policy must be updated to address new notice requirements, communication methods, and other changes including:

- The ability to send letters by regular U.S. mail if the homeowner has not provided an email or phone number;
- The addition of a deadline to provide a ledger to a homeowner once they've requested it; and
- Additional info to be included in the payment plan offer letter to the homeowner.

Associations cannot take any collection action unless they have a Collection policy that complies with the law. Therefore, if you haven't yet drafted a Collection policy, or if your current Collection policy is not compliant with the above-referenced law, we recommend you adopt a new one as soon as possible.

WHAT WE CAN DO TO HELP

Altitude Community Law offers to draft a new Collection policy for a fixed fee. We will also include the following documents as part of the fixed fee:

- Registration of Email/Phone Number policy, to help associations comply with the new delivery of notice requirements;
- A fillable payment plan offer letter; and
- Collection and foreclosure turnover resolutions for the association's use.

The new law goes into effect on October 1, 2025.

Contact us below for pricing, with questions, or if you would like us to prepare an updated Collection policy for your community:



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