

# TOWING AND IMMOBILIZATION POLICY

## ABOUT THE POLICY

When individuals fail to comply with parking rules and restrictions, this may leave the Association looking for enforcement options, including the possibility of towing, booting, or otherwise immobilizing improperly parked vehicles.

[HB22-1314](#) and [HB24-1051](#) previously created substantial new towing requirements that regulate towing carriers. On June 3, 2025, Governor Polis signed [HB25-1117](#), creating similar requirements for immobilizing vehicles.

## WHY DO WE RECOMMEND IT?

The towing and immobilization regulations include but are not limited to:

1. Requirements to provide the association's written parking rules to owners;
2. New notice requirements, including language that must be included in the notice;
3. 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;

4. A requirement that towing or immobilization carriers obtain documented permission for each individual tow or immobilization, within 24 hours immediately preceding the tow or immobilization, using a form created by the Public Utilities Commission;
5. A prohibition against towing or immobilization carriers patrolling or monitoring the property to enforce property restrictions; and
6. A prohibition against towing or immobilizing a motor vehicle without at least 24 hours' notice except for certain exempted parking violations.

## WHAT WE CAN DO TO HELP

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

Altitude can draft a Towing & Immobilization policy for a fixed fee.

**Contact us below for pricing**, with questions, or if you would like to move forward with the recommended policy updates:



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