

FLAG AND SIGN POLICY

ABOUT THE POLICY

Colorado law on flags and signs has gone through a number of changes over the years, but the last update, under [HB21-1310](#), seems to have stuck. HB21-1310 prohibits associations from banning or regulating non-commercial flags or signs based on content, subject matter, or message. For example, you cannot prohibit a sign in a window that states “I hate my association” solely based on that message because this would be regulating based on content.

An association may, however, adopt reasonable content neutral rules regarding the number, location, size, and other objective factors of non-commercial flags and signs. Associations may still regulate and ban commercial signs.

Associations should review and revise their existing rules, regulations, and policies for violations of HB21-1310. Here are some recommended revisions:

1. Revise any policies, rules, and regulations that prohibit or regulate non-commercial signs located within the unit boundaries or window based on subject matter, message, or content. This would include regulation of political signs.
2. Revise any policies, rules, and regulations that prohibit or regulate non-commercial flags located within the unit boundaries, window, or balcony based on subject matter, message, or content. This would include regulation of American or service flags.
3. Adopt content-neutral regulations over non-commercial signs and flags such as number, size, location, and other such objective factors.

WHAT WE CAN DO TO HELP

Altitude Community Law can draft a combined Flag and Sign Policy that is consistent with HB21-1310, and that covers the above recommendations, for a fixed fee.

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



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