

**Second Regular Session  
Seventy-fourth General Assembly  
STATE OF COLORADO**

**REVISED**

*This Version Includes All Amendments Adopted  
on Second Reading in the Second House*

LLS NO. 24-0783.01 Jennifer Berman x3286

**HOUSE BILL 24-1233**

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**HOUSE SPONSORSHIP**

**Wilson and Snyder**, Bird, Young

**SENATE SPONSORSHIP**

**Roberts and Gardner**,

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**House Committees**

Transportation, Housing & Local Government

**Senate Committees**

Local Government & Housing

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**A BILL FOR AN ACT**

101      **CONCERNING MODIFICATIONS TO CERTAIN PROCEDURAL**  
102                    **REQUIREMENTS WITH WHICH A UNIT OWNERS' ASSOCIATION**  
103                    **MUST COMPLY WHEN SEEKING PAYMENT OF DELINQUENT**  
104                    **AMOUNTS OWED BY A UNIT OWNER.**

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**Bill Summary**

*(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)*

House Bill 22-1137, enacted in 2022, imposed a number of procedural requirements on unit owners' associations (HOAs) with respect to collecting payments from unit owners with delinquent

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
*Capital letters or bold & italic numbers indicate new material to be added to existing law.*  
*Dashes through the words or numbers indicate deletions from existing law.*

SENATE  
Amended 2nd Reading  
April 23, 2024

HOUSE  
3rd Reading Unamended  
March 11, 2024

HOUSE  
Amended 2nd Reading  
March 8, 2024

accounts. The bill changes some of these procedural requirements by:

- Removing a requirement that an HOA physically post notice of a unit owner's delinquent account on the unit owner's unit;
- Reducing the minimum duration of a payment plan that an HOA may enter into with a unit owner for the payment of unpaid fees, fines, or surcharges from 18 months to 12 months;
- Removing the requirement that monthly installments of a payment plan be paid in amounts of at least \$25 until the balance owed is less than \$25; and
- Allowing an HOA to charge a unit owner for the cost of sending notices or documentation by certified mail.

The bill also exempts time share units that are not occupied on a full-time basis from some of the procedural requirements imposed by House Bill 22-1137.

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1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1.** In Colorado Revised Statutes, 38-33.3-209.5,  
3 **amend (1.7)(a)(I); and add (11) and (12) as follows:**

4 **38-33.3-209.5. Responsible governance policies - due process**  
5 **for imposition of fines - procedure for collection of delinquent**  
6 **accounts - enforcement through small claims court - definitions.**

7 (1.7) (a) With regard to a unit owner's delinquency in paying  
8 assessments, fines, or fees, an association shall:

9 (I) First contact the unit owner to alert the unit owner of the  
10 delinquency before taking action in relation to the delinquency pursuant  
11 to subsection (1.7)(a)(II) of this section and shall maintain a record of any  
12 ~~contacts~~ CONTACT, including information regarding the type of  
13 communication used to contact the unit owner and the date and time that  
14 the contact was made. Any ~~contacts~~ CONTACT that a community  
15 association manager or a property management company makes on behalf  
16 of an association pursuant to this subsection (1.7)(a) is deemed a contact

1 made by the association and not by a debt collector as defined in section  
2 5-16-103 (9). A unit owner may identify another person to serve as a  
3 designated contact for the unit owner to be contacted on the unit owner's  
4 behalf for purposes of this subsection (1.7)(a)(I). A unit owner may also  
5 notify the association if the unit owner prefers that correspondence and  
6 notices from the association be made in a language other than English. If  
7 a preference is not indicated, the association shall send the  
8 correspondence and notices in English. The unit owner and the unit  
9 owner's designated contact must receive the same correspondence and  
10 notices ~~anytime~~ ANY TIME communications are sent out; except that the  
11 unit owner must receive the correspondence and notices in the language  
12 for which the unit owner has indicated a preference, if any. An  
13 association may determine the manner in which a unit owner may identify  
14 a designated contact. In contacting the unit owner or a designated contact,  
15 an association shall send the same type of notice of delinquency required  
16 to be sent pursuant to subsection (5)(a)(V) of this section, including  
17 sending it by certified mail, return receipt requested. ~~and physically post~~  
18 ~~a copy of the notice of delinquency at the unit owner's unit.~~ In addition,  
19 the association shall contact the unit owner OR DESIGNATED CONTACT by  
20 one TWO of the following means:

21 (A) First-class mail TELEPHONE CALL TO A TELEPHONE NUMBER  
22 THAT THE ASSOCIATION HAS ON FILE BECAUSE THE UNIT OWNER OR  
23 DESIGNATED CONTACT HAS PROVIDED THE NUMBER TO THE ASSOCIATION.  
24 IF THE ASSOCIATION ATTEMPTS TO CONTACT THE UNIT OWNER OR  
25 DESIGNATED CONTACT BY TELEPHONE BUT IS UNABLE TO CONTACT THE  
26 UNIT OWNER OR DESIGNATED CONTACT, THE ASSOCIATION SHALL, IF  
27 POSSIBLE, LEAVE A VOICE MESSAGE FOR THE UNIT OWNER OR DESIGNATED

1     CONTACT.

2             (B) Text message to a cellular number that the association has on  
3     file because the unit owner OR DESIGNATED CONTACT has provided the  
4     cellular number to the association; or

5             (C) E-mail to an e-mail address that the association has on file  
6     because the unit owner OR DESIGNATED CONTACT has provided the e-mail  
7     address to the association.

8             (11) WITH RESPECT TO ANY NOTICES OR OTHER DOCUMENTATION  
9     THAT AN ASSOCIATION SENDS A UNIT OWNER THROUGH CERTIFIED MAIL  
10    PURSUANT TO THIS SECTION OR SECTION 38-33.3-316 (8), THE  
11    ASSOCIATION MAY CHARGE THE UNIT OWNER AN AMOUNT NOT TO EXCEED  
12    THE ACTUAL COST OF THE CERTIFIED MAIL.

13            (12) THIS SECTION, AS AMENDED BY HOUSE BILL 22-1137,  
14    ENACTED IN 2022, DOES NOT APPLY TO THE COLLECTION OF DELINQUENT  
15    PAYMENTS OF ASSESSMENTS, FINES, OR FEES FROM A UNIT OWNER WHO  
16    OWNS A TIME SHARE UNIT, AS DEFINED IN SECTION 38-33-110 (7), THAT IS  
17    NOT OCCUPIED BY RESIDENTS ON A FULL-TIME BASIS.

18            ■ ■

19            **SECTION 2. Act subject to petition - effective date -**  
20    **applicability.** (1) This act takes effect at 12:01 a.m. on the day following  
21    the expiration of the ninety-day period after final adjournment of the  
22    general assembly; except that, if a referendum petition is filed pursuant  
23    to section 1 (3) of article V of the state constitution against this act or an  
24    item, section, or part of this act within such period, then the act, item,  
25    section, or part will not take effect unless approved by the people at the  
26    general election to be held in November 2024 and, in such case, will take  
27    effect on the date of the official declaration of the vote thereon by the

1 governor.

2 (2) This act applies to notices of delinquency sent and payment

3 plans entered into on or after the applicable effective date of this act.