

Quick Summary: Colorado's 2025 legislative updates placed new limits on how HOAs can regulate parking in their communities. The changes focus on **fairness, transparency, and homeowner rights**, reducing the ability of HOAs to impose arbitrary or overly restrictive parking rules.

Colorado HOA Parking Restrictions (2025 Updates)

- **No blanket bans on street or lot parking**
HOAs can no longer impose total prohibitions on resident or guest parking in community lots or on streets under HOA control, unless tied to safety or emergency access.
- **Reasonable accommodation required**
HOAs must provide **reasonable parking accommodations** for residents with disabilities, consistent with the Americans with Disabilities Act (ADA) and Fair Housing Act.
- **Guest parking protections**
HOAs cannot unreasonably restrict or eliminate guest parking spaces. Rules must be **clear, consistent, and uniformly applied**.
- **Notice before enforcement**
Before towing, booting, or fining for parking violations, HOAs must provide **written notice and an opportunity to cure** (except in emergencies such as fire lane obstruction).
- **No discriminatory enforcement**
Parking rules must be applied **equally to all residents and guests**. Selective enforcement or targeting specific households is prohibited.
- **Commercial and work vehicles**
HOAs may regulate large commercial vehicles, but **cannot ban ordinary passenger vehicles** used for work (e.g., pickup trucks, vans) if they fit within standard spaces.
- **Electric vehicle (EV) access**
HOAs must allow residents to install **EV charging equipment** in designated spaces (at the owner's expense), and cannot block EV use through parking restrictions.

- **Transparency requirement**

All parking rules must be published in the HOA's **governing documents or policies** and provided to homeowners. Secret or "unwritten" rules are invalid.

- **Limits on fines and towing**

- Fines must be **reasonable and proportionate**.
- Towing requires **clear signage, prior notice, and compliance with state towing laws**.
- Emergency towing (blocking hydrants, fire lanes) is still permitted immediately.

Why These Changes Were Made

- **Curbing abuse:** Some HOAs were overreaching—banning residents from using their own driveways or restricting guest parking excessively.
- **Protecting homeowners:** Legislators wanted to ensure residents have **reasonable access to parking** in communities they pay to maintain.
- **Aligning with state policy:** Colorado is pushing for **fair housing practices, EV adoption, and transparency** in HOA governance.

 **In short:** Colorado HOAs can still regulate parking, but they must now do so in a **reasonable, transparent, and non-discriminatory way**, with stronger protections for residents, guests, and EV users.

Larry, would you like me to draft a **print-friendly one-page “HOA Parking Rights in Colorado” checklist** you could keep handy for reference or even use in discussions with your HOA board?

Source: Colorado Division of Real Estate – 2025 HOA Legislative Summaries; Colorado HOA Laws & Regulations Guide.