

**COLORADO REVISED STATUTE TITLE 38 , ARTICLE 33.3**

**aka**

**COLORADO COMMON INTEREST OWNERSHIP ACT (CCIOA)**

The State of Colorado has enacted State laws (Statutes) regarding the regulation of Home Owner Associations in the State. The Statutes are integral to the governance of HOA's and interact with your Homeowner Association governing documents including Covenants, Bylaws and Articles of Incorporation.

**To read the CCIOA, follow these steps:**

1. Go to this web address <https://www.hopb.co/colorado/>
2. On the right side of the page, under the **HOA LAWS & REGULATIONS** heading, scroll down to the 4<sup>th</sup> selection - **Common Interest Ownership Act (applies to HOAs)** [Title 38, Article 33.3](#)
3. Click on the link labeled [Title 38, Article 33.3](#)
4. You will be directed to "**Welcome to the Colorado Legal Resources Public Access Website**
5. Scroll down and CLICK on the "+" sign in the box next to the words "**TITLE 38. PROPERTY - REAL AND PERSONAL**"
6. Under **TITLE 38-Property Real and Personal**, click the "+" sign next to the words **REAL PROPERTY**
7. On the drop down items, click the "+" sign next to **ARTICLE 33.3. COLORADO COMMON INTEREST OWNERSHIP ACT**
8. The drop-down words Part 1, Part 2, Part 3, Part 4 constitutes the Colorado common Interest Ownership Act. Click on the "+" sign next to each of these words to open those parts.