



WESTMINSTER

What Residents Should Know About HOAs and Water Use During Drought

Drought conditions can raise questions about landscaping requirements and HOA rules. Colorado law protects a homeowner's ability to conserve water, and these laws are designed to support residents while maintaining attractive, sustainable neighborhoods.

Here's a simple overview of your rights and responsibilities. Please consult your HOA's bylaws and governing documents for additional information.

Your Landscaping Rights Under Colorado State Law (SB23-178)

- HOAs must support water-wise landscaping choices
- You cannot be required to install or maintain turf grass
- You can choose drought-tolerant landscaping (xeriscape)
- Your HOA must allow at least one yard design that uses mostly low-water plants
- HOAs can still apply reasonable aesthetic guidelines, but they cannot force you to have grass

Note: These protections apply to detached homes only (not condos or townhomes).

During Water Restrictions (C.R.S. 37-60-126)

When your local water provider declares drought restrictions, HOAs must pause enforcement related to dead or brown landscaping caused by limited watering.

Homeowners are required to follow all watering rules and restrictions from their water provider.

What This Means for a Homeowner

- You have the right to conserve water without HOA penalties
- You can make Colorado-appropriate landscaping choices
- Your HOA cannot penalize you for complying with drought restrictions

Tips for Avoiding Conflicts

- Review your HOA's landscaping guidelines
- Communicate your plans clearly with your HOA
- Keep a copy of local watering restrictions for reference

Need More Help?

The HOA Information & Resource Center serves as a resource for consumers to understand their basic rights and responsibilities. For additional information or to file a complaint, contact: Colorado HOA Information and Resource Center:

dre.colorado.gov/hoa-center

www.westminsterco.gov/drought