



Welcome, wfhoa

[Home Page](#)
[Your Profile](#)
[Sign Out](#)**Zip Code Profiler**Neighborhoods, Home Values,
Schools, City & State Data, Sex
Offender Lists, more.

Enter Any Zip Code:

Instant Home Value!Street Address
City
State Zip Provided By:

Secure Connection Failed

The connection to gooogleads.q.doubleclick.net was interrupted while the

[USA](#) [States](#) [Cities](#) [Zip Codes](#) [Neighborhoods](#)[Resource Guide](#) > [Association](#) > [How To Collect Delinquent HOA Dues and Fees](#) [Print](#) [Email](#)

How To Collect Delinquent HOA Dues and Fees



View Your HOA State Laws

Legal links for all 50 States
Homeowners Association
Law/Statutes[1](#) [2](#)***Learn simple, effective and low-cost ways to collect past-due homeowners association fees.***

If you own property that is managed by a homeowners association, then you know the importance of the fees that are collected from each owner. Those [association fees](#) cover common expenses, help maintain the property and finance any amenities your property affords.

So when some owners in your association don't pay their fair share, it affects everyone—and could have negative financial consequences such as deferred maintenance, shuttered amenities and decreased property value.

But there are ways to collect.

Follow your bylaws.

Check your association's bylaws and governing documents for collection procedures and act on them to the letter. Contact attorneys, accountants or collection agencies as necessary to help you.

Change your bylaws.

If your rules are outdated or simply aren't effective, your board has the power to modify them. When changing the rules, however, remember that they must be applied uniformly to all owners.

Work with the owner.

Sometimes the money just isn't there. If the delinquent owner is going through financial hardships, be willing to negotiate. Perhaps late penalties can be waived and a payment plan can be set up. Remember, this isn't just a delinquent owner—they're also your neighbor.

File a lien.

If you've done all you can and still can't collect, a lien can be filed against the delinquent owner's unit. A lien is a legal claim placed on a property that has to be paid off when an owner sells.

While homeowners associations are usually third in line to receive payment (after federal/state taxes and the bank), filing a lien shows that the board is serious about collecting. Once the lien is filed, notify the bank that holds the owner's loan—you may receive added support in the way of pressure applied to the owner from their bank.

Free Retirement Guide

Download Our Free Guide For
Investors with \$500k+ Portfolios[1](#) [2](#)

Go to small claims court.

When you've exhausted all your avenues and still can't collect delinquent fees, it may be time to go to court. The dollar limit for small claims court varies from state to state, but in most cases will cover delinquent association fees. (Find information on [small claims court](#), including the dollar limit for your state.)

Throughout all these steps, it is important to be diligent, be professional and be firm.

This article contains general information. Individual situations are unique; please, consult your attorney, accountant or other professional before utilizing any of the information contained in this article.

Related Articles

[Assessments, Dues, and Fees -- Oh My!](#)

[What is an HOA or Homeowner Association?](#)

[How to Start a Neighborhood Association](#)

[HOA Website Can Save Money And Increase Communication](#)

[How Neighborhood Assoc Websites Can Increase Participation](#)

[A Condo Association Website Can Facilitate Communication](#)

[Neighborhood Watch-How to Start One!](#)

[Utilizing a Neighborhood Watch Website](#)

[An Effective Meeting Agenda](#)

[Funding a Reserve Study](#)

[HOA Maintenance - Who Has Responsibility for What?](#)

[Budget Preparation Tips](#)

[Directory of Association Articles](#)

Source: *HabitatMag.com, MSN Real Estate, The New Jersey Cooperator*

0 Comments

Sort by Top



Add a comment...

 Facebook Comments Plugin



Search All Articles

Search

Related Articles

[Should Your HOA Outlaw Renters?](#)



Here are some tips to consider before

implementing or reviewing an HOA policy against renters.

[Resigning from your HOA Board? Don't Make these 5 Mistakes!](#)



There may be many reasons for your resignation, but no matter your logic, you should know how to resign properly.

[Can the HOA really say No to Political Campaign Signs?](#)



HOA restrictions on Political Signs

[5 Tips When Nobody Will Run for the HOA Board](#)



What happens when no one will run for the HOA board?

[More...](#)

Most Popular

[Budgeting Whys and Wherefores](#)



What goes into a good association budget.

[Interest Only Mortgage](#)



Lower your monthly mortgage

payments by paying only interest - at least for a little while.

[First Time Home Buyer Programs - California](#)



The California Housing Finance Agency helps

low-income families with programs for first-time homebuyers.

[Understanding Authority is Key to HOA Communication](#)



Achieving

 effective communication between homeowners, HOA board, and the property management company

[More...](#)

Discussion Topics

[Winlock WA](#)[Politics](#)[Crime](#)[Children](#)[Lost Pets](#)[Landscaping](#)

[Neighborhood Link FAQ](#)

Find answers to your questions.

[Neighborhood Link Blog](#)

The very latest NL news.

[Email Neighborhood Link](#)

Ideas? Contact us with your comments.

[Find Your Neighborhood](#)

Use your neighborhood's FREE site!

©1997 - 2015 Neighborhood Link, Inc. [Our Terms of Use](#)