

# NOTICE TO TERMINATE TENANCY

To: \_\_\_\_\_  Any and all other occupants.

Pursuant to §13-40-107, C.R.S., you are hereby notified by the undersigned owner that your tenancy of the land and premises described below will be terminated and **you must vacate the property by:**

\_\_\_\_\_ (date) at \_\_\_\_\_ (time)

Street Address _____		
City _____		County _____
Subdivision	Lot	Block

The tenancy has been for  more  less than 12 total months. The landlord  does /  does not live at this property as their primary residence.

The tenancy is being terminated for the following reason(s):

- The lease term has expired (see page 2 for required length of notice)
- A substantial violation per CRS 13-40-107.5
- A repeat violation after proper receipt of a Demand for Compliance per CRS 13-40-104(1)(e.5)
- The property has been sold under a judgment or decree
- The property has been sold by a Personal Representative and the possessor is a remaining heir or devisee
- The property will be demolished (requires 90 days notice) – project information attached.
- The property requires substantial repairs or renovation (requires 90 days notice) – project information attached.
- The landlord or landlord’s family member will assume occupancy (requires 90 days notice)
- The landlord is withdrawing the property from the rental market to sell (requires 90 days notice)
- The tenant has refused to sign a new lease with reasonable terms (requires 90 days notice)
- The tenant has a history of nonpayment of rent (requires 90 days notice, review CRS 38-12-1303 for important details)

Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- By checking this box, I am acknowledging I am filling in the blanks and not changing anything else on the form.
- By checking this box, I am acknowledging that I have made a change to the original content of this form.

Date: \_\_\_\_\_

\_\_\_\_\_  
Landlord/Owner  
By: \_\_\_\_\_  
Landlord/Owner’s Agent or Attorney

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**CERTIFICATE OF SERVICE**

I hereby certify that I served this Demand on in \_\_\_\_\_ (County), Colorado by my selection below:

- By leaving a true copy with \_\_\_\_\_ (Full Name of Person) who is the Tenant,
- other person occupying such premises, or
- a member of the Tenant's family above the age of 15 years and residing on or in charge of the premises \_\_\_\_\_ (Full Name of Person)

**First Attempt** \_\_\_\_\_ (date)

**Second Attempt** \_\_\_\_\_ (date)

- After failing to achieve personal service on the above dates, by then posting in a conspicuous place on the premises at \_\_\_\_\_ on \_\_\_\_\_ (date). **You may not choose this option unless an attempt at personal service has been made on two (2) separate days.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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**Notice to Terminate - §13-40-107, C.R.S.**

- (1) A tenancy may be terminated by notice in writing, served not less than the respective period fixed before the end of the applicable tenancy, as follows:
  - (a) A tenancy for one year or longer, ninety-one days;
  - (b) A tenancy of six months or longer but less than a year, twenty-eight days;
  - (c) A tenancy of one month or longer but less than six months, twenty-one days;
  - (d) A tenancy of one week or longer but less than one month, or a tenancy at will, three days;
  - (e) A tenancy for less than one week, one day.
- (2) Such notice shall describe the property and the particular time when the tenancy will terminate and shall be signed by the landlord or tenant, the party giving such notice or his agent or attorney.
- (3) Any person in possession of real property with the assent of the owner is presumed to be a tenant at will until the contrary is shown.
- (4) No notice to quit shall be necessary from or to a tenant whose term is, by agreement, to end at a time certain.
- (5) Except as otherwise provided in §38-33-112, C.R.S., the provisions of subsections (1) and (4) of this section shall not apply to the termination of a residential tenancy during the 90-day period provided for in said section.