

COLORADO'S NEW "FOR CAUSE" EVICTION LAWS

The Colorado Legislature passed a new law in early Spring 2024 which was signed into law by the Governor on April 19, 2024. This means that:

FOR ANY EVICTION PROCEEDING FILED AFTER APRIL 19, 2024:

A landlord must have properly served either:

- A) A Demand for Compliance, giving the tenant a certain amount of time to comply with a lease provision (and, therefore, giving the tenant an opportunity to continue residence)

or

- B) A Notice to Terminate Tenancy

*Either document must be written in the language that the landlord knows, or has reason to know, the tenant reads primarily.

*A Notice to Terminate Tenancy must be detailed and describe the date and time the tenant must vacate the property, must describe the property and address in detail, and describe the cause (reason) for the eviction.

*Landlord must make an attempt on TWO SEPARATE DAYS to have the Demand or Notice personally served (knocking and waiting for a response) before the Demand/Notice may be posted.

- For any tenancy LESS THAN 12 MONTHS total, or any tenancy where the property owner resides on the same property, please refer to C.R.S. 12-40-107 for timing of the Notice to Terminate (3, 21, 28, 91 days)
- For any tenancy GREATER THAN 12 MONTHS total, and where the property owner does not reside on the same property, a Notice to Terminate must be for one of these reasons:
 - Substantial Violations, as defined by law with a 3 day notice
 - Repeated Violations, as defined by law, with a 10 day notice
 - A Nuisance that interferes with quiet enjoyment, as defined by law (requires a 10 day demand)
 - The landlord or landlord's family will resume occupancy with a 90 day notice
 - The building will be demolished with a 90 day notice
 - The building requires substantial repairs with a 90 day notice
 - The building has been, or will be, sold with a 90 day notice
 - The tenant refuses to sign a new lease with reasonable terms, with a 90 day notice
 - The tenant has a history of nonpayment of rent, as defined by law, with a 90 day notice

--This information is given as a courtesy and is not a substitute for legal advice. Please consult an attorney --