

**NOTICE OF NO-FAULT EVICTION
FOR PROPERTY LOCATED IN DENVER COUNTY**

To: _____ (tenant's name) ☐ Any and all other occupants.

Pursuant to Colorado Revised Statutes (C.R.S.) section (§) 38-12-1302

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)

-Date MUST be after the rental agreement term ends, and

-At least ninety (90) days after this Notice is served.

If you do not leave by the designated date and time above, the Landlord may start a court case to evict you.

Street Address _____		
City _____	County _____	Zip Code _____
Subdivision	Lot	Block

Reason for Termination: (check one)

☐ **Demolition or Conversion** C.R.S. § 38-12-1303(3)(a)

Ninety (90) Days' Notice

The home is being demolished or is being converted into a short-term rental property.

Requires providing the tenant with a material demonstration of the proposed date upon which the project will commence, such as a copy of a building permit or application for a permit or license to operate a short-term rental property. Must also provide a description and timeline of the demolition or conversion below:

☐ **Substantial Repairs** C.R.S. § 38-12-1303(3)(b)

Ninety (90) Days' Notice

The Landlord plans to make substantial renovations or repairs to the home.

Expected Completion Date: _____

Provide a general explanation of repairs or renovations here:

Note to Tenant

If the repairs take less than 180 days, you can notify the Landlord within ten days of this notice if you want to return to the home. You'll have the 1st opportunity to sign a new rental agreement with new terms, but you must move back within 30 days of completion.

☐ **Landlord Use** C.R.S. § 38-12-1303(3)(c)

Ninety (90) Days' Notice

The Landlord (or a family member) plans to move into the home. A similar unit in the building, owned by the Landlord, isn't vacant and available.

☐ The Landlord, or their spouse, is on active duty in the U.S. military. Then, the move-out date may only be 45 days from the service of this Notice.

**** Per C.R.S. section (§) 13-40-106(3): This notice must be written in English, Spanish, or any other language that the landlord knows, or has reason to know, is the primary language of the tenant. ****

☐ **Home for Sale** C.R.S. § 38-12-1303(3)(d)

Ninety (90) Days' Notice

The Landlord intends to stop renting and sell the home.

NOTE: You are not allowed to list/rent for a long-term or short-term rental for at least ninety (90) days after the date on which the tenant is required to vacate, unless the Landlord produces evidence that the residential premises was listed for sale on a multiple-listing service after the tenant was required to vacate.

☐ **No New Rental Agreement** C.R.S. § 38-12-1303(3)(e)

Ninety (90) Days' Notice

The Tenant declined to sign a new rental agreement with reasonable terms.

☐ **History of Late Payments** C.R.S. § 38-12-1303(3)(f)

Ninety (90) Days' Notice

☐ The tenant was late with three or more rent payments, and payments were made more than ten days after the due date specified in the rental agreement.

☐ A Demand for Compliance that complies with (C.R.S.) section (§) 13-40-106 was properly served in accordance with (C.R.S.) section (§) 13-40-108 for each missed payment.

1st Demand for Compliance for the first late payment was served on _____

2nd Demand for Compliance for the second late payment was served on _____

3rd Demand for Compliance for the third late payment was served on _____

Notice to Tenant - C.R.S. § 13-40-106(4)

If you have missed a rent payment because you are a victim-survivor of sexual behavior, stalking, domestic violence, or domestic abuse, you may be entitled to a repayment plan over a period not to exceed nine (9) months. Provide written documentation (*for example, a police report within the last 120 Days*) of the unlawful sexual behavior, stalking, domestic violence, or domestic abuse to your Landlord immediately to qualify.

☐ 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.

Landlord's Printed Name: _____

☐ Owner, ☐ Manager, ☐ Lessor, ☐ Sublessor, ☐ Successor in Interest, ☐ Agent, ☐ Other

Landlord's Signature: _____

☐ Owner, ☐ Manager, ☐ Lessor, ☐ Sublessor, ☐ Successor in Interest, ☐ Agent, ☐ Other

Dated: _____

Attorney: _____

Note to Tenant – Right to Mediation

If you receive:

- Supplemental Security Income (SSI);
- Social Security Disability Insurance (SSDI); or
- Cash Assistance through the Colorado Works Program;

Then you may have a right to mandatory mediation, at no cost to you, before the landlord can start an eviction case in court. C.R.S. § 13-40-106(2).

If you qualify for one of the listed programs, let the Landlord know in writing immediately.

*** Per C.R.S. section (§) 13-40-106(3): This notice must be written in English, Spanish, or any other language that the landlord knows, or has reason to know, is the primary language of the tenant. ***

CERTIFICATE OF SERVICE

☐ **Personal Service**

I hereby certify that on _____ (service date)

I served this Notice in _____ (County), Colorado, by my selection below:

- ☐ By personally handing a true copy to _____ (Full Name of Person), who is the Tenant,
☐ other person occupying such premises _____ (Full Name of Person), or
☐ a member of the Tenant's family who is older than 15 years and residing on or in charge of the premises
_____. (Full Name of Person).

Printed Name of Server

Signature of Server

Date

☐ **Service by Posting**

Note: You may NOT choose this option unless you have attempted personal service on two (2) separate days. If the Tenant provides Landlord written or actual Notice that the Tenant is a victim-survivor of unlawful sexual behavior, stalking, domestic violence, or domestic abuse you must attempt personal service on three (3) separate days, as well as mailing a copy of this Notice to the Tenant, by Certified mail or through any commercial mail courier, provided the Notice includes a receipt or other documentation demonstrating proof of delivery.

I hereby certify that after failing to achieve personal service by making ☐ two (2) attempts on ☐ two (2) separate days/ ☐ three (3) attempts on ☐ three (3) separate days as indicated below, I served this Notice by posting in a conspicuous place on _____ (date) at the premises located at: _____

In-Person Service 1st Attempt _____ (date)

In-Person Service 2nd Attempt _____ (date)

In-Person Service 3rd Attempt _____ (date)

Printed Name of Server

Signature of Server

Date

*** Per C.R.S. section (§) 13-40-106(3): This notice must be written in English, Spanish, or any other language that the landlord knows, or has reason to know, is the primary language of the tenant. ***