

# Notice of No-Fault Eviction

To: *(tenant's name)* \_\_\_\_\_  And any other occupants.

I'm issuing this notice under Colorado Revised Statutes (C.R.S.) section (§) 38-12-1303.

## 1. Move-Out Date

The Landlord terminates your tenancy of the premises described below as of

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

Time: \_\_\_\_\_

You must leave and surrender possession of the premises on or before then.

### Note on Move-Out Date

- The date must be after the rental agreement term ends.
- The date must be at least 90 days after service of this Notice.

## 2. Description of Premises *(the home)*

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ County: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

### Additional Description *(as needed)*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## 3. Cause for Termination

As cause for not renewing the lease, the landlord is terminating your tenancy because:

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

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

Explain: *(Provide a description and timeline of the demolition or conversion.)*

\_\_\_\_\_

\_\_\_\_\_

See the attached proof to this notice demonstrating the date the project will start.  
Some examples of proof are a building permit or application/license to operate a short-term rental.

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

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

Expected Completion Date: \_\_\_\_\_

**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 1<sup>st</sup> opportunity to sign a new rental agreement, but you must move back within 30 days of completion.

A general explanation of repairs or renovations:

\_\_\_\_\_

\_\_\_\_\_

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

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.

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

The Landlord intends to stop renting and sell the home.

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

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

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

The tenant was late with two or more rent payments.

**Note:** A payment is considered late if submitted more than ten days after the rental agreement's due date.

**4. Signatures**

Signature: *(Landlord/Property Manager)* \_\_\_\_\_

Dated: \_\_\_\_\_

Signature: *(Agent/Attorney)* \_\_\_\_\_

Dated: \_\_\_\_\_

**5. Service Date**

I certify that on *(service date)* \_\_\_\_\_

I served this Notice by: *(check one)*

- Leaving a true copy with: *(enter full name)* \_\_\_\_\_
- By posting it in a conspicuous place at the premises described above.

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Dated: \_\_\_\_\_

**Note to Landlord – When this Notice is Not Used**

Landlords need a good cause not to renew a lease. But some tenants, landlords, and properties are exempt from this requirement. C.R.S. § 38-12-1302.

**1) Tenants who Don't Qualify:**

- Tenants who've lived in the home for less than a year.
- Anyone who isn't known to the landlord to be a tenant.

**2) Exempt - Resident Landlords:**

- The home is your primary residence.
- Or you live on a property adjacent to the home.
- And the home is a single-family home, a duplex, or a triplex.

**3) Exempt Properties:**

- Employer-provided housing.
- Mobile home spaces.
- Short-term rental properties.