

Notice of No-Fault Eviction

Residential Eviction Notice

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. If you don't leave, the Landlord may start a court case to regain possession of the premises.

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:

A general explanation of repairs or renovations:

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, but you must move back within 30 days of completion.

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 more than two rent payments.

To Qualify:

- a) A payment is considered late if submitted more than ten days after the rental agreement's due date.
- b) You must have served the Tenant a Demand for Compliance (JDF 99 A) for each missed payment.

4. Signatures

Signature: *(Landlord/Property Manager)*

Dated:

Signature: *(Agent/Attorney)*

Dated:

5. Give Notice

C.R.S. § 13-40-108

Landlords, provide this Notice to the Tenant with a process called Personal Service:

- a) Make a copy of this signed document.
- b) Complete Sections A to C of form *JDF 98 – Affidavit of Service*.
- c) Provide the Notice and Affidavit to the local Sheriff or a Private Process Server.
- d) The Server delivers the forms and then provides you with the signed Affidavit.
- e) Keep the signed Affidavit for future filings.

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.

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.
- Short-term rental properties.