

Colorado

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Colorado. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 15 categories

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1. BED BUG REGULATIONS

- **1. Bed Bug Notification (C.R.S. § 38-12-1002)**
■ *Legal Reference: [C.R.S. § 38-12-1002](#) (click to view statute)*
- **2. Bed Bug Inspection & Treatment (C.R.S. § 38-12-1003)**
■ *Legal Reference: [C.R.S. § 38-12-1003](#) (click to view statute)*
- **3. Bed Bug Access Requirements (C.R.S. § 38-12-1004)**
■ *Legal Reference: [C.R.S. § 38-12-1004](#) (click to view statute)*
- **4. Prohibition on Renting Infested Units (C.R.S. § 38-12-1005)**
■ *Legal Reference: [C.R.S. § 38-12-1005](#) (click to view statute)*
- **5. Bed Bug Remedies & Liability (C.R.S. § 38-12-1006)**
■ *Legal Reference: [C.R.S. § 38-12-1006](#) (click to view statute)*

2. COLORADO-SPECIFIC CONSIDERATIONS

- **1. Marijuana & Cannabis Policies (C.R.S. § 18-18-106; Amendment 64)**
■ *Legal Reference: [C.R.S. § 18-18-106; Amendment 64](#) (click to view statute)*
- **2. Rent Control Prohibition (C.R.S. § 38-12-301)**
■ *Legal Reference: [C.R.S. § 38-12-301](#) (click to view statute)*
- **3. Disaster & Emergency Provisions (C.R.S. § 38-12-505(1)(b)(XIII); C.R.S. § 38-12-503(10))**
■ *Legal Reference: [C.R.S. § 38-12-505\(1\)\(b\)\(XIII\); C.R.S. § 38-12-503\(10\)](#) (click to view statute)*
- **4. Gas Appliance Safety (C.R.S. § 38-12-104)**
■ *Legal Reference: [C.R.S. § 38-12-104](#) (click to view statute)*
- **5. Reasonable Accommodations for Disabilities (Federal Fair Housing Act; C.R.S. § 24-34-501)**
■ *Legal Reference: [Federal Fair Housing Act; C.R.S. § 24-34-501](#) (click to view statute)*
- **6. Foreclosure Protections for Tenants (Federal Protecting Tenants at Foreclosure Act; C.R.S. § 38-38-100.3)**
■ *Legal Reference: [Federal Protecting Tenants at Foreclosure Act; C.R.S. § 38-38-100.3](#) (click to view statute)*
- **7. Military Tenant Protections (Federal Servicemembers Civil Relief Act (SCRA))**

■ *Legal Reference:* [Federal Servicemembers Civil Relief Act \(SCRA\)](#) (click to view statute)

3. CORE LEASE REQUIREMENTS

● **1. Lease Formation & Disclosures** (C.R.S. § 38-12-801, § 38-12-802)

■ *Legal Reference:* [C.R.S. § 38-12-801, § 38-12-802](#) (click to view statute)

● **2. Written Lease Requirements** (C.R.S. § 38-12-801)

■ *Legal Reference:* [C.R.S. § 38-12-801](#) (click to view statute)

● **3. Lease Language Requirements** (C.R.S. § 38-12-103(7), § 38-12-1306)

■ *Legal Reference:* [C.R.S. § 38-12-103\(7\), § 38-12-1306](#) (click to view statute)

● **4. Lease Addendums** (Various C.R.S. § 38-12 sections)

■ *Legal Reference:* [Various C.R.S. § 38-12 sections](#) (click to view statute)

● **5. Lease Renewal** (C.R.S. § 38-12-1304)

■ *Legal Reference:* [C.R.S. § 38-12-1304](#) (click to view statute)

● **6. Lease Termination** (C.R.S. § 13-40-107, § 38-12-1303)

■ *Legal Reference:* [C.R.S. § 13-40-107, § 38-12-1303](#) (click to view statute)

● **7. Early Termination** (C.R.S. § 38-12-507, Federal SCRA)

■ *Legal Reference:* [C.R.S. § 38-12-507, Federal SCRA](#) (click to view statute)

4. EVICTION PROCEDURES

● **1. For Cause Eviction Requirement** (C.R.S. § 38-12-1303)

■ *Legal Reference:* [C.R.S. § 38-12-1303](#) (click to view statute)

● **2. Properties Exempt from For Cause Requirement** (C.R.S. § 38-12-1302)

■ *Legal Reference:* [C.R.S. § 38-12-1302](#) (click to view statute)

● **3. Eviction for Nonpayment of Rent** (C.R.S. § 13-40-104(1)(d.5), § 38-12-1305)

■ *Legal Reference:* [C.R.S. § 13-40-104\(1\)\(d.5\), § 38-12-1305](#) (click to view statute)

● **4. Eviction for Lease Violations** (C.R.S. § 13-40-104(1)(e))

■ *Legal Reference:* [C.R.S. § 13-40-104\(1\)\(e\)](#) (click to view statute)

● **5. No-Fault Evictions (C.R.S. § 38-12-1303(3))**

■ *Legal Reference: [C.R.S. § 38-12-1303\(3\)](#) (click to view statute)*

● **6. Mandatory Mediation Requirement (C.R.S. § 38-12-1305)**

■ *Legal Reference: [C.R.S. § 38-12-1305](#) (click to view statute)*

● **7. Service of Eviction Notices (C.R.S. § 13-40-108)**

■ *Legal Reference: [C.R.S. § 13-40-108](#) (click to view statute)*

● **8. Eviction Lawsuit Filing (C.R.S. § 13-40-111, § 13-40-112)**

■ *Legal Reference: [C.R.S. § 13-40-111](#), [§ 13-40-112](#) (click to view statute)*

● **9. Prohibited Self-Help Evictions (C.R.S. § 38-12-510)**

■ *Legal Reference: [C.R.S. § 38-12-510](#) (click to view statute)*

● **10. Tenant Defenses to Eviction (C.R.S. § 13-40-115, § 38-12-509)**

■ *Legal Reference: [C.R.S. § 13-40-115](#), [§ 38-12-509](#) (click to view statute)*

5. FINANCIAL TERMS

● **1. Rent Amount & Payment (C.R.S. § 38-12-802)**

■ *Legal Reference: [C.R.S. § 38-12-802](#) (click to view statute)*

● **2. Rent Increases (C.R.S. § 38-12-701, § 38-12-1307)**

■ *Legal Reference: [C.R.S. § 38-12-701](#), [§ 38-12-1307](#) (click to view statute)*

● **3. Late Fees (C.R.S. § 38-12-105)**

■ *Legal Reference: [C.R.S. § 38-12-105](#) (click to view statute)*

● **4. NSF/Bounced Check Fees (C.R.S. § 13-21-109)**

■ *Legal Reference: [C.R.S. § 13-21-109](#) (click to view statute)*

● **5. Application Fees (C.R.S. § 38-12-903)**

■ *Legal Reference: [C.R.S. § 38-12-903](#) (click to view statute)*

● **6. Move-In Fees (No specific statute; general contract law)**

■ *Legal Reference: [No specific statute; general contract law](#) (click to view statute)*

● **7. Pet Fees & Deposits (C.R.S. § 38-12-106)**

■ *Legal Reference:* [C.R.S. § 38-12-106](#) (click to view statute)

● **8. Utilities (C.R.S. § 38-12-510)**

■ *Legal Reference:* [C.R.S. § 38-12-510](#) (click to view statute)

6. HABITABILITY & REPAIRS

● **1. Warranty of Habitability (C.R.S. § 38-12-503)**

■ *Legal Reference:* [C.R.S. § 38-12-503](#) (click to view statute)

● **2. Uninhabitable Conditions (C.R.S. § 38-12-505)**

■ *Legal Reference:* [C.R.S. § 38-12-505](#) (click to view statute)

● **3. Notice of Repair Needs (C.R.S. § 38-12-503(3))**

■ *Legal Reference:* [C.R.S. § 38-12-503\(3\)](#) (click to view statute)

● **4. Landlord Repair Timeline (C.R.S. § 38-12-503(4))**

■ *Legal Reference:* [C.R.S. § 38-12-503\(4\)](#) (click to view statute)

● **5. Temporary Housing for Repairs (C.R.S. § 38-12-503(4)(I))**

■ *Legal Reference:* [C.R.S. § 38-12-503\(4\)\(I\)](#) (click to view statute)

● **6. Tenant's Remedies for Breach (C.R.S. § 38-12-507)**

■ *Legal Reference:* [C.R.S. § 38-12-507](#) (click to view statute)

● **7. Landlord Defenses to Habitability Claims (C.R.S. § 38-12-508)**

■ *Legal Reference:* [C.R.S. § 38-12-508](#) (click to view statute)

● **8. Tenant Maintenance Obligations (C.R.S. § 38-12-504)**

■ *Legal Reference:* [C.R.S. § 38-12-504](#) (click to view statute)

● **9. Entry & Access Rights (C.R.S. § 38-12-1004 (bed bugs), common law)**

■ *Legal Reference:* [C.R.S. § 38-12-1004 \(bed bugs\), common law](#) (click to view statute)

7. LEASE TERMS & POLICIES

● **1. Pet Policies (C.R.S. § 38-12-106)**

■ *Legal Reference:* [C.R.S. § 38-12-106](#) (click to view statute)

● **2. Smoking Policies** (C.R.S. § 25-14-203, § 18-13-106)

■ *Legal Reference:* [C.R.S. § 25-14-203, § 18-13-106 \(click to view statute\)](#)

● **3. Subletting & Assignment** (Common law; lease provisions control)

■ *Legal Reference:* [Common law; lease provisions control \(click to view statute\)](#)

● **4. Occupancy Standards** (Federal Fair Housing Act; local occupancy codes)

■ *Legal Reference:* [Federal Fair Housing Act; local occupancy codes \(click to view statute\)](#)

● **5. Guest Policies** (Lease provisions control)

■ *Legal Reference:* [Lease provisions control \(click to view statute\)](#)

● **6. Parking Policies** (Lease provisions control)

■ *Legal Reference:* [Lease provisions control \(click to view statute\)](#)

● **7. Storage Policies** (Lease provisions control)

■ *Legal Reference:* [Lease provisions control \(click to view statute\)](#)

● **8. Alterations & Modifications** (Common law; lease provisions; C.R.S. § 38-12-509 (reasonable accommodations))

■ *Legal Reference:* [Common law; lease provisions; C.R.S. § 38-12-509 \(reasonable accommodations\) \(click to view statute\)](#)

8. LOCAL ORDINANCES & COMPLIANCE

● **1. City-Specific Requirements** (Various local ordinances)

■ *Legal Reference:* [Various local ordinances \(click to view statute\)](#)

● **2. Denver Rental License** (Denver Municipal Code § 27-13)

■ *Legal Reference:* [Denver Municipal Code § 27-13 \(click to view statute\)](#)

● **3. Boulder Renter Protections** (Boulder Municipal Code)

■ *Legal Reference:* [Boulder Municipal Code \(click to view statute\)](#)

● **4. HOA Rules & Restrictions** (C.R.S. § 38-33.3-101 et seq.)

■ *Legal Reference:* [C.R.S. § 38-33.3-101 et seq. \(click to view statute\)](#)

● **5. Condominium Association Rules** (Colorado Common Interest Ownership Act (CCIOA))

■ *Legal Reference:* [Colorado Common Interest Ownership Act \(CCIOA\) \(click to view statute\)](#)

● **6. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference:* [Local zoning ordinances](#) (click to view statute)

9. PROPERTY MANAGEMENT

● **1. Property Manager Licensing (C.R.S. § 12-10-201 et seq.)**

■ *Legal Reference:* [C.R.S. § 12-10-201 et seq.](#) (click to view statute)

● **2. Trust Account Requirements (C.R.S. § 12-10-217)**

■ *Legal Reference:* [C.R.S. § 12-10-217](#) (click to view statute)

● **3. Record Retention (Colorado Real Estate Commission Rules)**

■ *Legal Reference:* [Colorado Real Estate Commission Rules](#) (click to view statute)

● **4. Property Manager Duties to Owner (C.R.S. § 12-10-401 et seq.)**

■ *Legal Reference:* [C.R.S. § 12-10-401 et seq.](#) (click to view statute)

● **5. Management Agreement Requirements (C.R.S. § 12-10-401; Commission Rules)**

■ *Legal Reference:* [C.R.S. § 12-10-401; Commission Rules](#) (click to view statute)

10. REPORTING & DOCUMENTATION

● **1. Move-In Inspection (Best practice; C.R.S. § 38-12-103)**

■ *Legal Reference:* [Best practice; C.R.S. § 38-12-103](#) (click to view statute)

● **2. Move-Out Inspection (Best practice; C.R.S. § 38-12-103)**

■ *Legal Reference:* [Best practice; C.R.S. § 38-12-103](#) (click to view statute)

● **3. Maintenance Request Logs (Best practice; C.R.S. § 38-12-503)**

■ *Legal Reference:* [Best practice; C.R.S. § 38-12-503](#) (click to view statute)

● **4. Rent Payment Records (C.R.S. § 38-12-802; general business practice)**

■ *Legal Reference:* [C.R.S. § 38-12-802; general business practice](#) (click to view statute)

● **5. Communication Records (Best practice)**

■ *Legal Reference:* [Best practice](#) (click to view statute)

● **6. Insurance & Liability (Not required by statute)**

■ *Legal Reference: Not required by statute*

11. RETALIATION & DISCRIMINATION

● 1. Prohibition on Retaliation (C.R.S. § 38-12-509)

■ *Legal Reference: [C.R.S. § 38-12-509](#) (click to view statute)*

● 2. Fair Housing Compliance (Federal Fair Housing Act, C.R.S. § 24-34-501 et seq.)

■ *Legal Reference: [Federal Fair Housing Act, C.R.S. § 24-34-501 et seq.](#) (click to view statute)*

● 3. Immigrant Tenant Protection (C.R.S. § 38-12-1201 to 1205)

■ *Legal Reference: [C.R.S. § 38-12-1201 to 1205](#) (click to view statute)*

12. SECURITY & SAFETY

● 1. Locks & Security (C.R.S. § 38-12-505(1)(b)(VI))

■ *Legal Reference: [C.R.S. § 38-12-505\(1\)\(b\)\(VI\)](#) (click to view statute)*

● 2. Crime-Free Housing Programs (Various local ordinances)

■ *Legal Reference: [Various local ordinances](#) (click to view statute)*

● 3. Domestic Violence Protections (C.R.S. § 38-12-402)

■ *Legal Reference: [C.R.S. § 38-12-402](#) (click to view statute)*

● 4. Illegal Activity & Drug-Related Evictions (C.R.S. § 13-40-107.5)

■ *Legal Reference: [C.R.S. § 13-40-107.5](#) (click to view statute)*

13. SECURITY DEPOSITS

● 1. Security Deposit Limits (C.R.S. § 38-12-102.5)

■ *Legal Reference: [C.R.S. § 38-12-102.5](#) (click to view statute)*

● 2. Security Deposit Storage (No specific statute)

■ *Legal Reference: No specific statute*

● 3. Security Deposit Return (C.R.S. § 38-12-103)

■ *Legal Reference:* [C.R.S. § 38-12-103](#) (click to view statute)

● **4. Allowable Deductions (C.R.S. § 38-12-103)**

■ *Legal Reference:* [C.R.S. § 38-12-103](#) (click to view statute)

● **5. Itemization Requirements (C.R.S. § 38-12-103(1))**

■ *Legal Reference:* [C.R.S. § 38-12-103\(1\)](#) (click to view statute)

● **6. Penalties for Wrongful Withholding (C.R.S. § 38-12-103(3))**

■ *Legal Reference:* [C.R.S. § 38-12-103\(3\)](#) (click to view statute)

● **7. Normal Wear and Tear Definition (C.R.S. § 38-12-102(4))**

■ *Legal Reference:* [C.R.S. § 38-12-102\(4\)](#) (click to view statute)

● **8. Security Deposit Transfer (C.R.S. § 38-12-103(4)-(6))**

■ *Legal Reference:* [C.R.S. § 38-12-103\(4\)-\(6\)](#) (click to view statute)

14. SPECIAL PROPERTY TYPES

● **1. Mobile Home Parks (C.R.S. § 38-12-201 et seq.)**

■ *Legal Reference:* [C.R.S. § 38-12-201 et seq.](#) (click to view statute)

● **2. Student Housing (No specific statute; standard landlord-tenant law applies)**

■ *Legal Reference:* [No specific statute; standard landlord-tenant law applies](#)

● **3. Senior Housing (55+ Communities) (Federal Fair Housing Act (55+ exemption))**

■ *Legal Reference:* [Federal Fair Housing Act \(55+ exemption\)](#) (click to view statute)

● **4. Short-Term Rentals (Local ordinances; C.R.S. § 38-12-1302)**

■ *Legal Reference:* [Local ordinances; C.R.S. § 38-12-1302](#) (click to view statute)

● **5. Commercial Property (C.R.S. § 38-12-102 (residential definition))**

■ *Legal Reference:* [C.R.S. § 38-12-102 \(residential definition\)](#) (click to view statute)

15. SPECIAL PROVISIONS

● **1. Electric Vehicle Charging Systems (C.R.S. § 38-12-601)**

■ *Legal Reference:* [C.R.S. § 38-12-601](#) (click to view statute)

● 2. Receipt for Cash Payments (C.R.S. § 38-12-802)

■ Legal Reference: [C.R.S. § 38-12-802 \(click to view statute\)](#)

● 3. Rent Increase Notice for Month-to-Month (C.R.S. § 38-12-701)

■ Legal Reference: [C.R.S. § 38-12-701 \(click to view statute\)](#)

● 4. Landlord's Right to Enter (Common law; lease provisions; C.R.S. § 38-12-1004)

■ Legal Reference: [Common law; lease provisions; C.R.S. § 38-12-1004 \(click to view statute\)](#)

● 5. Landlord Duties During Tenancy (C.R.S. § 38-12-503, § 38-12-505)

■ Legal Reference: [C.R.S. § 38-12-503, § 38-12-505 \(click to view statute\)](#)

● 6. Tenant Abandonment (C.R.S. § 38-12-103; common law)

■ Legal Reference: [C.R.S. § 38-12-103; common law \(click to view statute\)](#)

● 7. Abandoned Personal Property (C.R.S. § 13-40-122)

■ Legal Reference: [C.R.S. § 13-40-122 \(click to view statute\)](#)

● 8. Smoke Detectors (C.R.S. § 38-12-505(1)(b)(VI))

■ Legal Reference: [C.R.S. § 38-12-505\(1\)\(b\)\(VI\) \(click to view statute\)](#)

● 9. Carbon Monoxide Detectors (C.R.S. § 38-12-505(1)(b)(VI))

■ Legal Reference: [C.R.S. § 38-12-505\(1\)\(b\)\(VI\) \(click to view statute\)](#)

● 10. Lead-Based Paint Disclosure (Federal: 42 U.S.C. § 4852d)

■ Legal Reference: [Federal: 42 U.S.C. § 4852d \(click to view statute\)](#)

● 11. Mold Disclosure & Remediation (No specific statute; C.R.S. § 38-12-505 (habitability))

■ Legal Reference: [No specific statute; C.R.S. § 38-12-505 \(habitability\) \(click to view statute\)](#)

● 12. Asbestos Disclosure (Federal: 40 CFR 763)

■ Legal Reference: [Federal: 40 CFR 763 \(click to view statute\)](#)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. City-Specific Requirements (Various local ordinances)**

■ *Legal Reference:* [Various local ordinances](#)

● **2. Denver Rental License (Denver Municipal Code § 27-13)**

■ *Legal Reference:* [Denver Municipal Code § 27-13](#)

● **3. Boulder Renter Protections (Boulder Municipal Code)**

■ *Legal Reference:* [Boulder Municipal Code](#)

● **4. HOA Rules & Restrictions (C.R.S. § 38-33.3-101 et seq.)**

■ *Legal Reference:* [C.R.S. § 38-33.3-101 et seq.](#)

● **5. Condominium Association Rules (Colorado Common Interest Ownership Act (CCIOA))**

■ *Legal Reference:* [Colorado Common Interest Ownership Act \(CCIOA\)](#)

● **6. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference:* [Local zoning ordinances](#)

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