Verified against official Colorado law; sources on the attached page.

COLORADO NOTICE TO PAY RENT OR QUIT

Date of this notice: _____

To (tenant or tenants): _____

Premises (street address and unit): _____

City, county, state and ZIP code: _____

This notice is given for nonpayment of rent. The rent now due and unpaid for the premises is:

Rent due for (month or rental period): _____

Amount of rent due: $_____

Total amount due: $_____

You are required to pay the full amount due, or to deliver possession of the premises to the landlord, on or before: _____ (date).

If the full amount due is not paid by that date, the landlord intends to terminate the rental agreement.

Payment

Pay to (name): _____

Address for payment: _____

Telephone: _____

Colorado law on this notice

"When such tenant or lessee holds over without permission of the tenant's or lessee's landlord after any default in the payment of rent pursuant to the agreement under which the tenant or lessee holds, and, ten days' notice in writing has been duly served upon the tenant or lessee holding over, requiring in the alternative the payment of the rent or the possession of the premises; except that, for a nonresidential agreement or an employer-provided housing agreement, three days' notice is required pursuant to this section, and for an exempt residential agreement, five days' notice is required pursuant to this section." (Colo. Rev. Stat. § 13-40-104)

"The demand required by section 13-40-104 shall be made in writing, specifying the grounds of the demandant's right to the possession of such premises, describing the same, and the time when the same shall be delivered up, and shall be signed by the person claiming such possession, his agent, or his attorney." (Colo. Rev. Stat. § 13-40-106)

Statements Colorado law requires in this notice

A RESIDENTIAL TENANT WHO RECEIVES SUPPLEMENTAL SECURITY INCOME, SOCIAL SECURITY DISABILITY INSURANCE UNDER TITLE II OF THE FEDERAL "SOCIAL SECURITY ACT", 42 U.S.C. SEC. 401 ET SEQ., AS AMENDED, OR CASH ASSISTANCE THROUGH THE COLORADO WORKS PROGRAM CREATED IN PART 7 OF ARTICLE 2 OF TITLE 26 HAS A RIGHT TO MEDIATION PRIOR TO THE LANDLORD FILING AN EVICTION COMPLAINT WITH THE COURT PURSUANT TO SECTION 13-40-110. (Colo. Rev. Stat. § 13-40-106(2))

Landlord or agent signature: _____

Printed name: _____

Address: _____

Telephone: _____

Date: _____

Delivery of this notice

Delivered on (date): _____
Delivery method: _____
Delivered by (name): _____

Colorado Eviction Notice to Pay Rent or Quit

What makes this eviction notice valid in Colorado

- ✓ Written notice is required before an eviction for nonpayment of rent. [1]

  "ten days' notice in writing has been duly served upon the tenant or lessee holding over, requiring in the alternative the payment of the rent or the possession of the premises; except that, for a nonresidential agreement or an employer-provided housing agreement, three days' notice is required pursuant to this section, and for an exempt residential agreement, five days' notice is required pursuant to this section."

- ✓ The demand for possession must be made in writing, specifying the grounds of the demandant's right to possession of the premises, describing the premises, and stating the time when possession is to be delivered up, and it must be signed by the person claiming possession, his agent, or his attorney. [2]

  "The demand required by section 13-40-104 shall be made in writing, specifying the grounds of the demandant's right to the possession of such premises, describing the same, and the time when the same shall be delivered up, and shall be signed by the person claiming such possession, his agent, or his attorney."

- ✓ A landlord's written demand must also state that a residential tenant who receives supplemental security income, Social Security disability insurance under Title II of the federal Social Security Act, or cash assistance through the state works program has a right to mediation before the landlord files an eviction action. [2]

  "The demand must also include a statement that a residential tenant who receives supplemental security income, social security disability insurance under Title II of the federal 'Social Security Act', 42 U.S.C. sec. 401 et seq., as amended, or cash assistance through the Colorado works program created in part 7 of article 2 of title 26 has a right to mediation prior to the landlord filing an eviction complaint with the court pursuant to section 13-40-110."

Sources

[1] Colo. Rev. Stat. § 13-40-104
https://leg.colorado.gov/sites/default/files/images/olls/crs2023-title-13.pdf
[2] Colo. Rev. Stat. § 13-40-106
https://leg.colorado.gov/sites/default/files/images/olls/crs2023-title-13.pdf

General information, not legal or tax advice.