

TO: _____ (Tenant full name(s))

PROPERTY ADDRESS: _____, Colorado

30-DAY / 60-DAY NOTICE OF TERMINATION OF TENANCY

YOU ARE HEREBY NOTIFIED that your tenancy of the above premises is terminated. You must vacate and surrender possession no later than:

Date: _____

Colorado requires **30 days' notice** for tenancies under one year and **60 days** for tenancies of one year or more. In covered units, Colorado law requires a legally permitted just-cause reason for termination; state the reason below.

Reason (just cause):

If you fail to vacate by the date stated, eviction proceedings will be initiated to recover possession.

Dated: _____

Landlord/Agent:

Service method (check one): ☐ Personal delivery ☐ Certified mail ☐ Posted and mailed

Governing statute: C.R.S. § 38-12 (Tenants and Landlords). Template provided by EvictionRiskMap.com for informational purposes only, not legal advice. Verify current Colorado requirements (notice period, required content, and service method) before serving; a defective notice voids the eviction filing.