Colorado Tenant Notice to Vacate

General template, not legal advice. Have a Colorado attorney review before use. Last reviewed October 29, 2026.

Tenants use this notice to tell the landlord they are leaving at the end of a lease or ending a month to month tenancy. Landlords can hand it to tenants who say they are moving, so the date and forwarding address are in writing.

Date of notice _____

To (landlord or property manager) _____

Landlord address _____

From (all tenants on the lease) _____

Property address and unit _____

City, state and ZIP _____

Dear _____ (Landlord name),

This letter is my written notice that I will move out of the property listed above and return possession on or before _____ (Move out date).

- ☐ My fixed-term lease ends on _____ (Lease end date) and I will not renew it.
- ☐ I rent month to month and I am giving at least _____ (Number of days) days of notice, as required by my lease and by Colorado law.
- ☐ I am ending my lease early under a lease clause or a legal right. Details: _____ (Clause or right relied on)

> Notice to end a month to month tenancy in Colorado: A month to month tenancy ends with at least 21 days of written notice, though a landlord also needs a cause allowed by the for cause eviction law. (C.R.S. section 13-40-107 and C.R.S. section 38-12-1303)

I understand that rent is owed through _____ (Last day rent is owed) and that I must leave the home clean and in the same condition as at move-in, apart from normal wear and tear.

Move-out inspection and keys

Please contact me to schedule a move-out inspection before I leave. I would like to be present. I will return all keys, fobs, remotes and parking passes on _____ (Key return date) by _____ (How keys will be returned).

Security deposit

Please send my security deposit and any itemized list of deductions to the forwarding address below within the time required by Colorado law.

Forwarding street address _____

City, state and ZIP _____

Phone _____ Email _____

> Deposit return deadline in Colorado: From January 1, 2026, the landlord must return the deposit within 30 days after the lease ends or the premises are surrendered, whichever is later, unless the lease allows a longer period of up to 60 days. (C.R.S. section 38-12-103 (HB 25-1249))

Thank you.

_____ _____
Tenant signature Tenant signature

_____ _____
Printed name Printed name

_____ _____
Date Date

Landlord acknowledgment

Received on _____ (Date received). Move-out inspection set for _____ (Inspection date and time).

_____
Landlord or agent signature

_____
Printed name

_____
Date

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