Colorado Rent Increase Letter

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

Date of letter _____

Tenant name or names _____

Property address and unit _____

City, state and ZIP _____

Dear _____ (Tenant name),

We are writing to let you know about a change to the rent for your home. Starting on _____ (Effective date), the monthly rent will change as shown below.

	Amount
Current monthly rent	
New monthly rent	
Change per month	
Change as a percent	

Why the rent is changing: _____ (Short honest reason, such as higher property taxes, insurance or upkeep costs).

The due date, payment methods and every other term of your lease stay the same. If you pay rent automatically, please update your payment amount before the first payment at the new rate, or tell us and we will help you update it.

> Advance notice required in Colorado: Rent may not be increased more than once in any 12 month period. (C.R.S. section 38-12-702)

> Rent control or caps in Colorado: Counties and cities may not enact rent control on private residential property, although voluntary affordable housing agreements are allowed. (C.R.S. section 38-12-301)

If you are on a fixed-term lease, this change takes effect only when your lease allows it, usually at renewal. If your city or state limits how much or how often rent may rise, this increase is within those limits: _____ (Rule checked and limit that applies, or not applicable).

We know a rent change matters to your budget. If you have questions or would like to talk about your options, please contact _____ (Contact name) at _____ (Phone and email) by _____ (Date).

Thank you for being a resident.

Sincerely,

Landlord or agent signature

Printed name

Date

Delivery record

Date delivered

Delivered by

Method (hand delivery, mail, email, portal)

Tracking or reference number

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