

Colorado Notice of Rent Increase

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

Use this formal notice when the law or the lease requires written notice of a rent change. Check the notice period and any cap before you serve it. Some cities require their own form or extra statements, and some require a copy to be filed with a rent board.

Notice of change in rent

Date of notice

Property address and unit

Lease or tenancy start date

To (all tenants and adult occupants)

City, county and state

Type of tenancy (month to month, or fixed term ending on a date)

To the tenants named above: you are notified that the rent for the property above will change as follows.

Current monthly rent

New monthly rent

Amount of the change

Percent change

Date the new rent takes effect

Other charges that change (list each and the new amount)

This notice is given at least _____ (Number of days of notice given) days before the new rent takes effect, which meets the notice period required by Colorado law and by your lease.

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

Statewide limit on increases in Colorado: There is no statewide percentage cap on rent increases, but rent may be raised only once in any 12 month period of continuous occupancy. (C.R.S. section 38-12-702)

Local rent rules: _____ (check the rule in Colorado)

Starting on the effective date, all rent payments must be made in the new amount. All other terms of your tenancy remain the same. This notice does not end your tenancy.

Questions about this notice may be sent to _____ (Landlord or agent name) at _____ (Address, phone and email).

Landlord or agent signature

Printed name

Date

Proof of service

I, _____ (Name of person serving), am over 18 years of age. On _____ (Date served), I served this notice on the tenants named above by the method checked below.

- ☐ Handing it to the tenant in person.
- ☐ Handing it to a person of suitable age at the home and mailing a copy to the tenant.
- ☐ Posting it in a visible place at the home and mailing a copy to the tenant.
- ☐ First class or certified mail to the tenant at the property address. Tracking number: _____
(Tracking number)
- ☐ Another method allowed by the lease or by Colorado law: _____ (Method)

Person serving notice signature

Printed name

Date

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