

# Colorado Security Deposit Receipt

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

This receipt confirms that the landlord received a security deposit from the tenant named below for a home located in Colorado.

## 1. Parties and property

Landlord or agent name

Landlord address for notices

Tenant name or names

Property address and unit

Lease start date

Lease end date or month to month

## 2. Payment received

| Item                            | Amount | Date received | Payment method and reference |
|---------------------------------|--------|---------------|------------------------------|
| Security deposit                |        |               |                              |
| Pet deposit, if any             |        |               |                              |
| Key or other refundable deposit |        |               |                              |
| Total refundable deposits       |        |               |                              |

These amounts are refundable deposits, not rent and not fees. The tenant may not use them as the last month's rent unless the landlord agrees in writing.

Deposit limit in Colorado: A landlord may not require a security deposit larger than two months of rent. (C.R.S. section 38-12-102.5)

## 3. Where the deposit is held

The deposit is held at \_\_\_\_\_ (Bank name and city, or not required) in \_\_\_\_\_ (Account type, such as a separate deposit account, interest bearing or not).

Holding account rules: \_\_\_\_\_ (check the rule in Colorado)

Interest on deposits: \_\_\_\_\_ (check the rule in Colorado)

Receipt or notice requirements in Colorado: A deposit may not be kept for normal wear and tear or for damage that existed before the tenancy, and a lease clause charging tenants for those items is void. (C.R.S. section 38-12-103 (HB 25-1249))

#### 4. Return of the deposit

After the tenancy ends and the tenant returns possession, the landlord may deduct only what the lease and Colorado law allow, such as unpaid rent, the cost of repairing damage beyond normal wear and tear, and cleaning needed to restore the move-in condition. The landlord will send the balance with an itemized statement of any deductions to the tenant's forwarding address within the deadline the law sets.

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))

Itemization rules in Colorado: Any amount kept needs a written statement of the exact reasons, sent with the balance, and the landlord must share photos, receipts or estimates on the tenant's written request. (C.R.S. section 38-12-103)

#### 5. Move-in condition

A move-in condition checklist \_\_\_\_\_ (Was or was not) completed on \_\_\_\_\_ (Date). The tenant should note existing damage in writing within \_\_\_\_\_ (Days) days after moving in, and both parties should keep dated photos.

#### 6. Signatures

\_\_\_\_\_  
Landlord or agent signature

\_\_\_\_\_  
Tenant signature

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

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