Breaking a Lease in Colorado: Tenant Rights and Landlord Options

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: https://www.generationadvisory.com/laws/colorado-breaking-a-lease

Colorado lets survivors of domestic violence, stalking and related abuse end a lease early with documentation. Service members can use federal law, and courts expect landlords to try to re-rent a unit left early.

Key points

- A tenant who enters active military service, or who gets permanent change of station or deployment orders, can end a residential lease early with written notice and a copy of the orders.
- If an unlivable condition is not fixed within a reasonable time, the tenant may end the lease with 10 to 60 days of written notice, or with 10 days of notice if the condition returns within six months.
- 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.
- A survivor of domestic violence, stalking, sexual assault or domestic abuse who provides the required documentation can end the lease early, and is not liable for damage caused by the abuser.
- Colorado courts generally require a landlord to make reasonable efforts to re-rent a unit a tenant has left early.

Colorado at a glance

Rule	Colorado	Law
Military service	A tenant who enters active military service, or who gets permanent change of station or deployment orders, can end a residential lease early with written notice and a copy of the orders.	Servicemembers Civil Relief Act (50 U.S.C. 3955)
Domestic violence survivors	A survivor of domestic violence, stalking, sexual assault or domestic abuse who provides the required documentation can end the lease early, and is not liable for damage caused by the abuser.	Colorado Revised Statutes, title 38, article 12 (domestic violence lease termination)
Unlivable conditions	If an unlivable condition is not fixed within a reasonable time, the tenant may end the lease with 10 to 60 days of written notice, or with 10 days of notice if the condition returns within six months.	C.R.S. section 38-12-507

Rule	Colorado	Law
Landlord duty to re-rent	Colorado courts generally require a landlord to make reasonable efforts to re-rent a unit a tenant has left early.	Colorado case law
Month-to-month notice	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

Mistakes to avoid

- Billing the tenant for every remaining month without trying to re-rent the unit.
- Ignoring a protected early termination notice because it is inconvenient.
- Agreeing to an early exit by phone without a written agreement.
- Keeping more of the deposit than the lawful deductions.

Verify current law

Laws named in this summary:

- Servicemembers Civil Relief Act (50 U.S.C. 3955)
- Colorado Revised Statutes, title 38, article 12 (domestic violence lease termination)
- C.R.S. section 38-12-507
- Colorado case law
- C.R.S. section 13-40-107 and C.R.S. section 38-12-1303

Official sources:

- Colorado General Assembly: Colorado Revised Statutes and bills: https://leg.colorado.gov/colorado-revised-statutes
- Colorado Office of Legislative Legal Services: Renters' Rights law summary (November 2024): https://content.leg.colorado.gov/sites/default/files/renters_rights_-_colorado_law_summary.pdf
- Colorado Judicial Branch: https://www.coloradojudicial.gov/

> General information, not legal advice. Check current law and talk to a Colorado attorney before you act. Last reviewed October 29, 2026.