

Colorado Landlord-Tenant Laws: Rights and Duties for Both Sides

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/colorado-landlord-tenant-rights>

Colorado rewrote its warranty of habitability in 2024, with fixed times for landlords to begin repairs and clear remedies for tenants. Retaliation for repair complaints or tenant organizing is banned.

Key points

- After notice of an unlivable condition, the landlord must begin repairs within 24 hours if it threatens health or safety and within 72 hours otherwise; if not, the tenant may repair and deduct after written notice, end the lease, or sue for damages.
- A landlord may not raise rent, cut services, threaten eviction or charge fees because a tenant raised a habitability issue, joined a tenant organization or used other legal rights.
- 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.
- No statute sets a notice period for landlord entry, so the lease generally governs access.
- Late fees are generally capped by statute at the greater of a small flat amount or 5 percent of the past due rent, and the landlord must disclose them in the lease.

Colorado at a glance

Rule	Colorado	Law
Notice before entry	No statute sets a notice period for landlord entry, so the lease generally governs access.	Colorado Revised Statutes (no entry notice statute)
Tenant repair remedies	After notice of an unlivable condition, the landlord must begin repairs within 24 hours if it threatens health or safety and within 72 hours otherwise; if not, the tenant may repair and deduct after written notice, end the lease, or sue for damages.	C.R.S. sections 38-12-503 and 38-12-507
Retaliation protection	A landlord may not raise rent, cut services, threaten eviction or charge fees because a tenant raised a habitability issue, joined a tenant organization or used other legal rights.	C.R.S. section 38-12-509

Rule	Colorado	Law
Late fees	Late fees are generally capped by statute at the greater of a small flat amount or 5 percent of the past due rent, and the landlord must disclose them in the lease.	Colorado Revised Statutes, title 38, article 12 (late fee rules)
Grace period	A late fee generally cannot be charged until rent is at least 7 days late.	Colorado Revised Statutes, title 38, article 12 (late fee rules)
Deadline to return the deposit	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)

Mistakes to avoid

- Entering a unit without the notice the lease or the law requires.
- Letting a written repair request sit without a reply or a plan.
- Leaving required disclosures out of the lease packet.
- Applying screening criteria differently from one applicant to the next.
- Raising rent or ending a tenancy soon after a complaint without a documented, unrelated reason.

Verify current law

Laws named in this summary:

- Colorado Revised Statutes (no entry notice statute)
- C.R.S. sections 38-12-503 and 38-12-507
- C.R.S. section 38-12-509
- Colorado Revised Statutes, title 38, article 12 (late fee rules)
- C.R.S. section 38-12-103 (HB 25-1249)
- Colorado Revised Statutes, title 38, article 12 (tenant screening)
- Residential Lead-Based Paint Hazard Reduction Act (42 U.S.C. 4852d)
- C.R.S. section 38-12-106
- C.R.S. section 38-12-102.5

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.