

Colorado Rent Control Laws: Caps, Exemptions and Local Rules

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

Colorado law prevents cities and counties from adopting rent control on private housing. State law does limit increases to once in any 12 month period and requires 60 days of notice.

Key points

- Counties and cities may not enact rent control on private residential property, although voluntary affordable housing agreements are allowed.
- There is no statewide percentage cap on rent increases, but rent may be raised only once in any 12 month period of continuous occupancy.
- Rent may not be increased more than once in any 12 month period.
- A landlord generally must give at least 60 days of written notice before increasing rent.

Colorado at a glance

Rule	Colorado	Law
Rent control status	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
Statewide cap on increases	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
Notice before a rent increase	A landlord generally must give at least 60 days of written notice before increasing rent.	Colorado Revised Statutes, title 38, article 12 (rent increase notice)
Notice before a rent increase	Rent may not be increased more than once in any 12 month period.	C.R.S. section 38-12-702

Mistakes to avoid

- Assuming a unit is exempt without checking the exemption rules and any notice the exemption requires.
- Following state rules and missing a stricter city ordinance.
- Raising rent in the middle of a fixed term when the lease does not allow it.
- Giving less notice than the increase requires.

Verify current law

Laws named in this summary:

- C.R.S. section 38-12-301
- C.R.S. section 38-12-702
- Colorado Revised Statutes, title 38, article 12 (rent increase notice)

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.