

Colorado Rent Increase Notice Laws: How Much Notice to Give

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

Colorado landlords must give at least 60 days of written notice before raising rent and may raise it only once in any 12 month period. A fixed term lease still controls until it ends.

Key points

- Rent may not be increased more than once in any 12 month period.
- There is no statewide percentage cap on rent increases, but rent may be raised only once in any 12 month period of continuous occupancy.
- 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.
- A landlord generally must give at least 60 days of written notice before increasing rent.

Colorado at a glance

Rule	Colorado	Law
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
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
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

Mistakes to avoid

- Raising rent during a fixed term without a clause that allows it.
- Sending the notice by text or email when the lease or the law calls for written delivery another way.
- Increasing rent right after a repair request or complaint.
- Not keeping proof of when the notice was delivered.

Verify current law

Laws named in this summary:

- Colorado Revised Statutes, title 38, article 12 (rent increase notice)
- C.R.S. section 38-12-702
- C.R.S. section 38-12-509
- C.R.S. section 38-12-301

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.