

Notice to Quit

Property located in _____ County

To (tenant(s)): _____ Any and all other occupants

Pursuant to §13-40-107, C.R.S., you are hereby notified by the undersigned owner that your tenancy of the land and premises described below is terminated as of _____ (date) at _____ (time) and you are accordingly notified to vacate said premises and surrender possession thereof on or before said date and time.

Street Address _____ City _____ County _____		
Subdivision	Lot	Block

Describe the property and the particular time when the tenancy will terminate:

Date: _____

Landlord/Property Manager/Attorney

CERTIFICATE OF SERVICE

I hereby certify that I served this Notice to Quit on _____ (date) in _____ (County), Colorado by my selection below:

By leaving a true copy with _____ (Full Name) who is the Tenant, other person occupying such premises, or a member of the tenant's family above the age of fifteen years and residing on or in charge of the premises _____ (Full Name of Person)

By posting in a conspicuous place on the Premises at _____

Signature

Date

NOTICE TO QUIT - §13-40-107, C.R.S.

- (1)** A tenancy may be terminated by notice in writing, served not less than the respective period fixed before the end of the applicable tenancy, as follows:
 - (a)** A tenancy for one year or longer, ninety-one days;
 - (b)** A tenancy of six months or longer but less than a year, twenty-eight days;
 - (c)** A tenancy of one month or longer but less than six months, twenty-one days;
 - (d)** A tenancy of one week or longer but less than one month, or a tenancy at will, three days;
 - (e)** A tenancy for less than one week, one day.
- (2)** Such notice shall describe the property and the particular time when the tenancy will terminate and shall be signed by the landlord or tenant, the party giving such notice or his agent or attorney.
- (3)** Any person in possession of real property with the assent of the owner is presumed to be a tenant at will until the contrary is shown.
- (4)** No notice to quit shall be necessary from or to a tenant whose term is, by agreement, to end at a time certain.
- (5)** Except as otherwise provided in §38-33-112, C.R.S., the provisions of subsections **(1)** and **(4)** of this section shall not apply to the termination of a residential tenancy during the 90-day period provided for in said section.

Updated 7/26/19

This form is prepared and distributed by the City of Longmont, Office of Community and Neighborhood Resources, as a service to landlords, property managers, and tenants, and is meant to serve as a guide for landlords, property managers, and tenants to better understand the Forced Entry and Detainer ("eviction") legal process. It is not meant as legal advice.