

JDF 99 C

Notice of No-Fault Eviction

Residential Eviction Notice

C.R.S. § 38-12-1303

To: *(tenant's name)*

And any other occupants.

1. Move-Out Date ⓘ [\[Landlord Guide to this Section\]](#)

The Landlord is ending your tenancy and starting the eviction process. You must move out by:

Date: (MM/DD/YYYY)

Time: AM PM

If you don't leave, the Landlord may start a court case to evict you.

2. Cause for Termination ⓘ [\[Landlord Guide to this Section\]](#)

The landlord is terminating your tenancy because:

a) Demolition or Conversion C.R.S. § 38-12-1303(3)(a)

The home is being demolished or being converted into a short-term rental property.

Provide a description and timeline of the demolition or conversion in [\[Section 3\]](#).

See the attached proof to this notice demonstrating the date the project will start. Some examples of proof are a building permit or application/license to operate a short-term rental.

b) Substantial Repairs C.R.S. § 38-12-1303(3)(b)

The Landlord plans to make substantial renovations or repairs to the home.

Expected Completion Date:

Provide a general explanation of repairs or renovations in [\[Section 3\]](#).

Note to Tenant

If the repairs take less than 180 days, you can notify the Landlord within ten days of this notice if you want to return to the home. You'll have the 1st opportunity to sign a new rental agreement with new terms, but you must move back within 30 days of completion.

c) Landlord Use C.R.S. § 38-12-1303(3)(c)

The Landlord (or a family member) plans to move into the home. A similar unit in the building, owned by the Landlord, isn't vacant and available.

The Landlord, or their spouse, is on active duty in the U.S. military. Then, the move-out date may only be 45 days from the service of this Notice.

d) Home for Sale C.R.S. § 38-12-1303(3)(d)

The Landlord intends to stop renting and sell the home.

e) No New Rental Agreement C.R.S. § 38-12-1303(3)(e)

The Tenant declined to sign a new rental agreement with reasonable terms.

f) History of Late Payments C.R.S. § 38-12-1303(3)(f)

The tenant was late with more than two rent payments.

For Landlords to Qualify:

- 1) The payment was given more than ten days after the rental agreement's due date.
- 2) A Demand for Compliance (JDF 99 A) was served for each missed payment.

3. Explanation

4. Description of Premises *(the home)*

Street Address:

City:

County:

5. Signatures

Signature:

Landlord

Landlord's Agent

Landlord's Attorney

Dated:

6. Service  [Landlord Guide to this Section]

C.R.S. § 13-40-108

Date Served: (MM/DD/YYYY)

Service Method: (*check one*)

- a) Personal service under C.R.S. § 13-40-108.
- b) Posting on the Property after two attempts at personal service.

Failed Attempt Date:

Posted after the 2nd failed attempt.

Signature:

7. Right to Mediation  [Landlord Guide to this Section]

C.R.S. § 13-40-106(2)

To Tenants, if you receive:

- Supplemental Security Income (SSI);
- Social Security Disability Insurance (SSDI); or
- Cash Assistance through the Colorado Works Program;

You may have a right to mandatory mediation at no cost before the landlord can start an eviction case. To qualify, let the landlord know in writing immediately that you are enrolled in one of these programs.



Info for Landlords

1. What do I put for a move out date?

[From Section 1]

- The date must be after the rental agreement term ends.
- The date must be at least 90 days (*or 45 days, see Section 2(c)*) after service of this Notice.

2. When is this notice not used?

[From Section 2]

Landlords need cause not to renew a lease. But some tenants, landlords, and properties are exempt from this requirement. C.R.S. § 38-12-1302.

You may need form [JDF 99 B – Notice to Terminate Tenancy] If any of these situations apply:

a) Tenants who Don't Qualify:

- Tenants who've lived in the home for less than a year.
- Anyone who isn't known to the landlord to be a tenant.

b) Resident Landlords who are Exempt:

- The home is your primary residence.
- Or you live on a property adjacent to the home.
- And the home is a single-family home, a duplex, or a triplex.

c) Exempt Properties:

- Employer-provided housing.
- Short-term rental properties.

3. How do I serve this notice?

[From Section 6]

Go to the home and give the notice to the Tenant or a member of their family (over 15) who also lives there. If they're not there (or refuse to answer) come back another day. Then if you can't personally give it to them on that second visit, post the notice on the front door.

4. How do I schedule mediation?

[From Section 7]

Schedule a mediation appointment at [www.ColoradoODR.org].