What Executive Order D 2020 051 means for tenants

This statewide order limits residential and commercial evictions for thirty (30) days (through May 29, 2020) in order to provide support and relief to Coloradans that have experienced economic hardship due to COVID-19.

- A landlord cannot initiate eviction proceedings against you for minor violations or nonpayment of rent
- A landlord may not remove you from your home
- A landlord may not remove your belongings from the home
- A landlord may not prevent you from accessing your home
- The sheriff cannot remove you from your home during this time

The above does NOT apply if you or someone in your household poses an imminent and serious threat to another individual or causes significant damage to the property.

- A landlord cannot charge late fees or penalties for late rent
- A landlord must notify you in writing if there are federal protections against eviction and foreclosures applicable to the property where you live.
- A landlord may provide you with a repayment agreement if you are unable to pay your rent

The executive order does not cancel rent or mean that you do not have to pay rent. It only postpones landlords from imposing any consequences for failing to pay rent in May 2020.

Tenants should:

- Pay rent in a timely manner if able
- Understand any repayment agreement that you are being asked to sign
  - Consult with an advocate or attorney before signing an agreement and/or repayment agreement if you do not understand it
- Contact Colorado Poverty Law Project if you have any questions