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EXECUTIVE ORDER

Providing Assistance for Tenants at Risk for Eviction Due to COVID-19

Pursuant to the authority vested in the Governor of the State of Colorado and, in particular, pursuant to Article IV, Section 2, of the Colorado Constitution and the relevant portions of the Colorado Disaster Emergency Act, C.R.S. § 24-33.5-701, et seq., I, Jared Polis, Governor of the State of Colorado, issue this Executive Order providing assistance to residential tenants at risk for eviction due to coronavirus disease 2019 (COVID-19) in Colorado.

I. Background and Purpose


My administration, along with other State, local, and federal authorities, has taken a wide array of actions to mitigate the effects of the pandemic, prevent further spread, and protect against overwhelming our health care resources.

The virus that causes COVID-19 is spread primarily by close contact between people and through respiratory droplets when an infected person coughs or sneezes. It can also be spread through contact with contaminated surfaces. Public health experts recommend we practice social distancing, or maintaining a physical distance of six (6) feet or more from other people, as a way to slow the spread of COVID-19. Keeping people housed can help limit the spread of COVID-19 during a public health disaster.

The economic impacts of COVID-19 have been significant and have undermined the economic stability of many Coloradans. The risk of contamination posed by COVID-19 necessitated closure of multiple businesses. Employers and employees in virtually all
sectors of the economy have been hit the hardest. The State and federal government have provided rental assistance for residential tenants who are in danger of losing their housing due to the economic impact of COVID-19. The demand for this State and federal aid has been immense, and these programs need time to provide aid to tenants.

This Executive Order provides assistance to Colorado residential tenants at risk for eviction while State and federal funds are distributed. We must continue to take steps to provide relief to Colorado renters.

II. Directives

A. I temporarily suspend those portions of C.R.S. §§ 38-12-204(1), 38-12-204.3(2), and 13-40-104(1)(d) that require landlords to provide all residential tenants with ten (10) days of notice of any default for nonpayment of rent, during which time the tenant has the opportunity to cure the default. Instead, landlords must provide tenants with thirty (30) days’ notice of any default for nonpayment that occurred on or after March 10, 2020 before initiating or filing an action for forcible entry and detainer. Such 30-day notice may extend beyond the expiration of this Executive Order. During this thirty (30) day period, tenants shall have the opportunity to cure any default for nonpayment.

B. Nothing in this Executive Order shall be construed as relieving an individual from their obligation to make rent payments.

III. Duration

This Executive Order shall expire thirty (30) days from April 20, 2021, unless extended further by Executive Order.

GIVEN under my hand and the Executive Seal of the State of Colorado, this twentieth day of April, 2021.

Jared Polis
Governor