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# Colorado Month-to-Month Lease Termination Letter

**NOTICE TO QUIT**  
(Please Type or Print Legibly)

To: \_\_\_\_\_  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: \_\_\_\_\_  
 \_\_\_\_\_

By checking this box, I am acknowledging I am filling in the blanks and not changing anything else on the form.  
 By checking this box, I am acknowledging that I have made a change to the original content of this form.  
 Date: \_\_\_\_\_

\_\_\_\_\_  
 Landlord/Owner  
 By \_\_\_\_\_  
 Landlord/Owner's Agent or 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 of one month or longer but less than one year, twenty-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.

JDF 97 R4/18 NOTICE TO QUIT - eForms

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A **Colorado month-to-month lease termination letter** allows a tenant or landlord to cancel a tenancy-at-will by providing one (1) to ninety-one (91) days advance written notice depending on the length of the tenancy. It is best if the notice is sent by certified mail so it can be tracked. The tenant has to vacate the premises within the given notice period before the landlord has the right to begin eviction proceedings.

## Minimum Termination Period

- [§ 13-40-107](#)

A tenant or landlord is required to provide the following days' notice depending on the length of the tenancy:

- Tenancy for **1-year or longer**: 91 days.
- Tenancy of **6 months to less than 1-year**: 28 days.
- Tenancy of **1-month to less than 6-months**: seven days.
- Tenancy of **1-week to less than 1-month**: 3 days.
- Tenancy for **less than 1-week**: 1 day.

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Ok