Colorado Month-to-Month Lease Termination Letter

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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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