

**UPDATED 7-13-2020**

# Rental Housing and COVID-19: Resources for Tenants and Housing Providers

Community Protection Division  
Boulder County District Attorney's Office



## What's in Place:

**The State of Colorado encourages landlords to take steps to limit evictions for tenants who have made a good faith effort to make rental payments or establish a repayment agreement.**

- For 30 days beginning July 12, 2020, a landlord who provides a tenant with notice of default for nonpayment of rent that occurred on or after March 10th, 2020 must provide the tenant 30 days' notice before the landlord can begin an eviction action. If this 30-day notice period applies:

- A tenant has a one-time opportunity during the 30-day period to cure any default for nonpayment of rent that occurred on or after March 10, 2020
- The landlord cannot initiate or file an eviction action.

- A landlord is prohibited from charging any late fees or penalties for nonpayment of rent incurred from May 1 until June 13, 2020.

(Executive Orders D 2020 101, June 13, 2020, D 2020 134, July 12, 2020)

**The federal CARES Act imposes additional obligations on housing providers of rental properties with federal assistance or federally-related financing. A landlord of a covered property under the CARES Act:**

- is prohibited from issuing a notice to vacate, initiating eviction proceedings, or charging fees, penalties, or other charges for nonpayment of rent until after July 24, 2020
- after July 24, must provide a tenant 30 days' notice before the tenant must vacate the property
- cannot charge fees, penalties or other charges for nonpayment of rent.

**Nothing in the state orders or in the CARES Act relieves tenants from their obligation to pay rent that accrues during this time.**



## What We Can All Do:

**Tenant and landlord community members should communicate early and often about financial realities and workable arrangements.**

- All community members should respect current public safety measures and rights afforded to all:
  - Safer-at-home rules are in place; those experiencing symptoms of COVID-19 must self-isolate.
  - All community members are protected from illegal discrimination in housing and are entitled to privacy regarding their medical information.



## Local Help Is Available:

Boulder County information:

[www.bouldercounty.org/families/disease/covid-19/covid-19-resources/#housing](http://www.bouldercounty.org/families/disease/covid-19/covid-19-resources/#housing)

Local agencies are offering support and mediation:

**For properties in Boulder, Gunbarrel, Nederland, Louisville, Superior and surrounding areas:**

**City of Boulder Community Mediation Service**

303-441-4364

[www.bouldercolorado.gov/community-relations/mediation-program](http://www.bouldercolorado.gov/community-relations/mediation-program)



**For properties in Longmont, Lafayette, Niwot, Lyons, Allenspark and surrounding areas:**

**City of Longmont Office of Community and Neighborhood Resources/Mediation**

303-651-8444

[www.longmontcolorado.gov/home/showdocument?id=30587](http://www.longmontcolorado.gov/home/showdocument?id=30587)

Attorney guidance is available:

**Boulder County Legal Services** assists low-income community members and older adults: 303-449-7575

**CU Boulder Student Legal Services** assists CU students: 303-492-6813; [www.colorado.edu/studentlegal/](http://www.colorado.edu/studentlegal/)



**The Boulder County Bar Association** has a directory of local legal resources at [www.boulder-bar.org/legal-resources](http://www.boulder-bar.org/legal-resources), and is facilitating free virtual legal clinics: 303-440-4758



**Questions? Call the Community Protection Division of the District Attorney's Office: 303-441 3700**

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