

# Eviction Moratorium (i.e. “stop”) because of COVID

There are currently federal protections against evictions based on nonpayment of rent that covers people who have suffered a financial hardship.

## Important Information

The Center for Disease Control and Prevention (CDC) eviction moratorium prevents **evictions for nonpayment of rent only** through July 31, 2021, for people who meet all requirements in the declaration.

On July 8, 2021, Governor Polis declared an end to Colorado’s state of health emergency and issued the Colorado COVID-19 Disaster Recovery Order. The latest Order becomes effective July 31, 2021, and cancels multiple prior Colorado Executive Orders that provided relief for renters. Most importantly, starting August 1, 2021, landlords only need to provide a 10-day Demand for Rent as opposed to the 30-day Demand for Rent required under previous Colorado Executive Orders.

Renters/tenants who seek protection under the CDC Moratorium are required to provide a copy of the CDC Declaration to:

- your landlord, and/or to
- the owner of the property where you live, and/or to
- any other person who has a right to have you evicted or removed from where you live.

*Please note: Several federal courts outside of Colorado have decided that the CDC Moratorium is unconstitutional, but there have been no such decisions from any of the federal courts within Colorado. It is the position of Colorado Legal Services that the CDC Moratorium is still valid in Colorado. If you believe that you are protected by the CDC Moratorium, we encourage you to sign a CDC Declaration and submit it to your landlord. If you need additional help, call Colorado Legal Services at 303-387-1313, or [apply online here](#) to see if you are eligible for further assistance.*

## Additional Information

- Each adult listed on the lease, rental agreement, or housing contract should complete this declaration.
- You are still required to pay rent and follow all the other terms of your lease and rules of the place where you live.
- You may also still be evicted for reasons other than not paying rent or making a housing payment.

Please note! The declaration is sworn testimony, meaning that you can be prosecuted, go to jail, or pay a fine if you lie, mislead, or leave off important information. Your landlord may ask the court to have a hearing about whether you are or were telling the truth in the declaration and meet all the requirements listed in the declaration.

## What you Need to do in Order to be Protected:

1. Contact all government and private organizations that offer help with rent. Make complete notes about which organizations you contacted, the date, and what they said. Keep a copy for your records.
2. Complete the Tenant's Declaration at this link - <https://www.cdc.gov/coronavirus/2019-ncov/covid-eviction-declaration.html> - or attached below, with the date, your landlord's contact information, and your contact information. The Declaration must be signed by each/every adult on the lease. Keep a copy for your records.
  - You can fill out the certification form electronically and email a copy to the landlord at [HomerenterDeclaration.org](https://www.homerenterdeclaration.org)
    - If you decided to email the completed Declaration, email a copy to all email addresses you have for your landlord, property manager, etc. Save a copy of the email you sent.
    - If possible, you may also want to print a copy of the declaration and give it to your landlord or property manager.
    - You can also send the declaration to your landlord or to the property manager by regular mail (make sure you have some type of proof you sent it), or by certified mail with a return receipt requested.
    - Confirm that page 2 of the Declaration has your signature and personal information on it (it is completed) before sending it via mail, email and/or before giving a copy to your landlord
    - Important! Keep a copy of any response from your landlord.
3. Continue to pay as much rent as you can when it is due. Request and/or keep copies of any receipts of payment from your landlord.
4. If your landlord refuses to accept a partial payment, make a record of your attempt to pay and your landlord's response.
5. Be prepared to pay all past due rent and fees when the eviction moratorium expires, or you may be evicted.
6. **If you are served with an eviction notice during this time**, please call Colorado Legal Services at 303-837-1313, ext. 444 or apply online at <https://applyonlinecls.org>
  - If your landlord files a case with the court to try to get you evicted, you should still file an Answer (a response to your landlord) in the case by the deadline provided on the paperwork and attend any court hearings.
  - Be sure to include a copy of your Declaration form with any Answer to an eviction you may file with the court.