



NEW PROTECTIONS IN COLORADO LAWS FOR VICTIMS OF DOMESTIC VIOLENCE EFFECTIVE JULY 1, 2005

If You are a Victim of Domestic Violence or Abuse, You Cannot be Evicted Because of the Domestic Violence [C.R.S. 13- 40-104]

If your landlord claims that there has been a “lease violation” that happened because of an incident of domestic violence and you were the victim, this law is meant to protect you. This law is not however, meant to protect people from being evicted simply because they are victims of domestic violence; the reason behind the eviction must be related to the domestic violence, i.e. property damage, disturbance, criminal activity.

If the domestic violence or abuse is the cause of the lease violation and you want this law to protect you from being evicted, the domestic violence or abuse must be documented by a police report or a valid civil or emergency protection order.

To stop your landlord from trying to evict you, give documentation of the domestic violence to your landlord immediately upon any discussion of eviction. If you are already in court for the eviction, give the documentation to your landlord and the judge.

You Can Break Your Lease if You are in Fear of Imminent Danger for Yourself or Your Children [C.R.S. 38-12-402]

Victims of domestic violence or abuse that want to break their lease due to fear of imminent danger for themselves or their children may now do so without damaging their credit or getting a judgment against them IF they do the following:

- Give the landlord evidence of the domestic violence or abuse in the form of a police report written within the prior 60 days or a valid protection order; AND
- pay the landlord one month’s rent within 90 days after vacating the premises.