

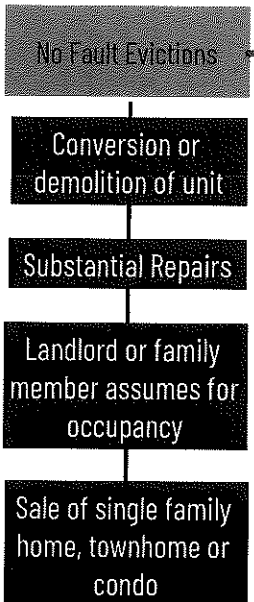
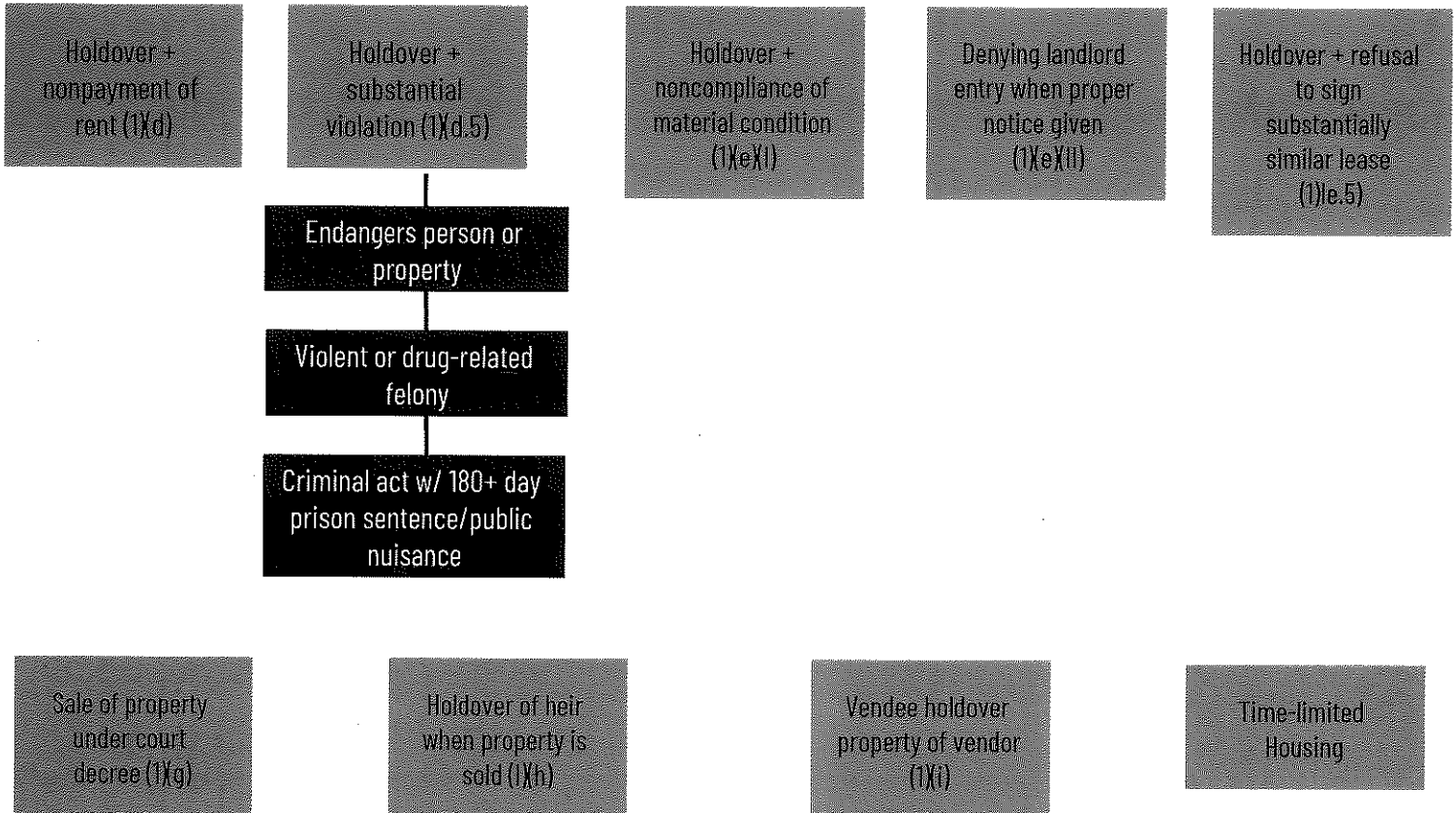
HB 23-1171 Just Cause Evictions

Just Cause Evictions: the legal grounds that a landlord can evict a tenant or refuse a new lease.

Holdover: when a tenant remains in a premises after the lease expires.



Grounds for Just Evictions
13-40-104



Relocation Assistance

- 2 months rent; and
- 1 month rent IF there are tenants under 18 or over 60, low-income individual, individual with a disability.

No Fault evictions are not based on tenant behavior.

- EXEMPTIONS**
- Not the tenant's primary residence
 - Landlord can provide similar housing
 - Removing from rental market to sell
 - Mobile home owner renting a lot in a park
 - Public housing authority or nonprofit required to provide federal relocation assistance
 - Public housing authority or nonprofit exercising no fault eviction for a time-limited eviction.