



Have you been impacted by Colorado's recent wildfires?

Just last week, four fires broke out in Larimer, Boulder and Jefferson counties, forcing thousands of people to flee their homes. If you and your home have been impacted, we want you to know you are not alone. There are resources—and in some cases legal protections—available to you.

For Renters:

There is a law in Colorado that is designed to help you work with your landlord to fix your home. If the damage to your home is severe enough that it threatens your health or safety, this law also requires your landlord to pay for you and your family to stay in a hotel or other accommodation while your home is being repaired. This law is called the Warranty of Habitability. We've created a "Q&A" designed to offer some information on what accommodations might be accessible to you during this time. See **CPLP Colorado's Wildfires (Q&A)**.

All Colorado Residents:

There are also numerous community-based resources available to you:

- [Colorado Volunteer Organizations Active in Disaster](#) (COVOAD) offers a disaster distress helpline and information about access to various resources.
- [U.S. Forest Service](#) offers active updates on area wildfires along with safety and precaution measures.
- [Boulder Office of Disaster Management](#) offers fire updates, animal rescue request information, donation resources, and more (for residents impacted by the Stone Canyon Fire and Lake Shore Fire in Boulder County)
- [Larimer County Fire Website](#) offers fire updates and information on road closures, evacuation areas, animal evacuations, donation resources, and more (for residents impacted by the Alexander Fire in Larimer County).
- [Jefferson County Sheriff's Website](#) offers information on evacuation centers, road closures, fire updates, safety precautions, donation resources, and more (for residents impacted by the Quarry Fire in Jefferson County).
- [211 Colorado](#) offers referral support services.

If you have any questions or need support, CPLP is here to help. Reach out to us via our online [intake form](#), and a member of our team will reach out to you.



Colorado Poverty Law Project

Colorado's Wildfires (Q&A)

Please note: This information is not intended to be legal advice. This information is intended to help you as a tenant understand your rights under the law in regard to requesting and receiving a hotel or other accommodation from your landlord while your home is unsafe due to damage from fires. If you have additional questions about your rights under the law related to your landlord's responsibility to fix your home and the remedies if they fail to do so, please consult with an attorney or read through the laws (Colorado Revised Statutes § 38-12-501 through § 38-12-512).

Q: Do I have to pay for a hotel?

A: No, your landlord should pay.

Under Colorado law, if your home is damaged by a natural disaster to the point where it is no longer safe to live in, your landlord must pay for you and your family to stay in a hotel room or other similar accommodation while your home is being repaired.

Q What steps do I take to access a hotel?

A: First, you must notify your landlord in writing that your home is unsafe.

In order to trigger the landlord's responsibility to pay for your hotel or other accommodation, you must first notify your landlord in writing that your home has been damaged by a natural disaster, your home is now unsafe for you to enter/stay, and that you are requesting that the landlord provide you with a hotel or other similar accommodation.

Q: What counts as notification in writing?

A: Text message, email, or letter

Examples of ways to send your landlord written notice are via text message, email, or letter. Please make sure to be as detailed as possible about the condition of the home and please make sure to keep a copy of the notice for your records. Please keep in mind that you must continue to pay rent to your landlord while your home is being repaired and you are living in a hotel or other accommodation.

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Q: What type of hotel room or accommodation must my Landlord provide?

A: The law sets specific requirements.

The type of hotel room or accommodation that the landlord provides must meet the following criteria:

- **Distance**: Hotels must be within 5 miles of the rental unit, generally. If it is substantially more affordable to secure a hotel beyond 5 miles, the landlord can choose one within 10 miles. A landlord can only select a hotel beyond 10 miles if 1) there is no hotel availability within 10 miles or 2) the tenant has a disability and needs accessibility accommodations and the tenant consents to a further hotel for that reason.
- **# of Beds**: Hotel rooms must have the same number of beds as the rental unit has.
- **Amenities**: If the hotel is provided for more than 48 hours, the hotel must also have either a refrigerator with a freezer and a range stove/oven or the landlord must provide per diem pay for daily meals.

Q: What other expenses must my landlord cover?

A: Some meals and other "reasonable costs"

In addition to per diem pay for daily meals (if applicable), the landlord is required to pay "reasonable costs that are incurred due to the tenant's relocation, including storage and transportation costs."

Q: What do I do if my Landlord ignores or refuses my request?

A: If self-advocacy fails or isn't an option, you have legal options.

You can talk with your landlord and advocate that the law is followed. If the law is not followed, you may be able to access remedies under the law for a breach of the warranty of habitability potentially including: terminating the lease, deducting rent payments to remedy a condition that is the basis of a breach of the warranty of habitability, or sue the landlord. Each of those remedies have specific steps that need to be followed, which can be found in C.R.S. § 38-12-507 through 512.

Questions? We're here to help!

Reach out to us by filling out an intake form at <https://www.copovertylawproject.org/>.

También hablamos español.