

WARRANTY OF HABITABILITY DEMAND LETTER
Sent Via Certified Mail and USPS First Class Mail

Date:

To: _____
Landlord's name

Address

From: _____
Tenant Name

Tenant's Address

Pursuant to Colorado's Warranty of Habitability Law, CRS §§ 38-12-501 et seq., I am notifying you that the residence I am renting contains one or more uninhabitable conditions and is uninhabitable within the meaning of CRS §38-12-505 as explained below. I am requesting that you remedy the condition(s) without delay.

The residential premises is in a condition that materially interferes with my life, health or safety, specifically:

There is mold that is associated with dampness, or there is any other condition causing the residential premises to be damp, which condition, if not remedied, would materially interfere with my health and safety, excluding the presence of mold that is minor and found on surfaces that can accumulate moisture as part of their proper functioning and intended use, specifically:

The residence substantially lacks functioning appliances that conformed to applicable law at the time of installation and are maintained in good working order, specifically:

The residence substantially lacks waterproofing and/or weather protection of the roof and/or exterior walls are not in good working order and/or there are broken windows and/or doors, specifically:

The residence substantially lacks plumbing or gas facilities did not conform to the applicable law in effect when they were installed and are not maintained in good working order, specifically:

The residence substantially lacks running water and/or insufficient amounts of hot water and/or it lacks appropriate fixtures connected to a sewage disposal system approved under applicable law, specifically:

The residence substantially lacks heat and/or the heating facilities do not comply with the applicable law at the time of installation and they are not maintained in good working order, specifically:

The residence substantially lacks electrical lighting, with wiring and electrical equipment that conformed to applicable law at the time of installation, maintained in good working order, specifically:

The residence substantially lacks common areas and areas under the control of the landlord that are kept reasonably clean, sanitary, and free from all accumulations of debris, filth, rubbish, and garbage and that have appropriate extermination in response to the infestation of rodents or vermin, specifically:

My rental home is infested with rodents and/or vermin and you have not appropriately exterminated, specifically:

The residence substantially lacks an adequate number of appropriate exterior receptacles for garbage and rubbish, in good repair, specifically:

The residence substantially lacks floors, stairways, and railings maintained in good repair, specifically:

The residence substantially lacks locks on all exterior doors and locks or security devices on windows designed to be opened that are maintained in good working order, specifically:

The residence substantially lacks compliance with all applicable building, housing, and health codes, the violation of which would constitute a condition that materially interferes with the life, health, or safety of the tenant, specifically:

The rental property is otherwise unfit for human habitation, specifically:

The issue described above renders the premises uninhabitable and/or in a condition that materially interferes with my life, health, or safety. I am hereby directing you to respond within 24 hours and to commence remedial action to cure the problem. Please be advised, if you fail to take action within the required, it will constitute a breach of our lease agreement and the Warranty of Habitability. I may elect to terminate our lease agreement, seek injunctive relief from the court or otherwise avail myself of all remedies afforded by Colorado law.

I give permission to the landlord or landlord's authorized agent to enter my residence for the purpose of commencing remedial action on the condition which makes my residence uninhabitable

Sincerely,
