

WARRANTY OF HABITABILITY SAMPLE LETTER

Sent Via Certified Mail and USPS First Class Mail

Date:

To: Landlord's name
Address

From: Your name
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 unsafe within the meaning of CRS §38-12-505(1) as explained below. I am requesting that you remedy the condition(s) without delay.

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:

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:

There is no 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:

There is no or insufficient 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 electrical lighting is defective in that its wiring and electrical equipment did not conform to applicable law at the time of installation and/or it is not maintained in good working order, specifically:

The common areas under your control as the landlord are not kept reasonably clean, sanitary, and free from the accumulation of debris, filth, rubbish, and garbage and/or has not undergone appropriate extermination though there is an infestation of rodents and/or vermin, specifically:

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

Insufficient (not enough) enough exterior garbage receptacles for my apartment, specifically:

Floors, stairways and railings are not in good repair, specifically:

Locks on one or more of my exterior doors and/or windows are not in good working order, specifically:

The rental property is not in compliance with all applicable building, housing and health codes in a way that is dangerous or hazardous to my life, health and/or safety, specifically:

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

I believe the issue described above presents a materially dangerous or hazardous condition to my life, health and/or safety. I am hereby directing you to cure the problem. Please be advised, if you fail to repair such conditions within a reasonable time, it will constitute a breach of our lease agreement and the Warranty of Habitability and I may elect to terminate our lease agreement, seek injunction relief from the court or otherwise avail myself of all remedies afforded by Colorado law.

Sincerely,

Your Signature