

Renters Rights and Responsibilities

It is important to know your rights as a renter, as well as your landlord's responsibilities/duties. One vital step you can take to do this is making sure to **read** your lease. Additionally, make sure you **understand** the terms of your lease. **Not "knowing" your leasing terms will not excuse you from violating your leasing terms.** Noncompliance with terms of your lease can lead to eviction. Each apartment home/complex may have unique leasing terms and understanding these terms can ensure compliance with the lease (and avoiding leasing violations, extra fees, and eviction).

Your Rights:

- Right to be treated fairly and equitably (when applying, living, and vacating residence). *What it means: Everyone is entitled to equal treatment when it comes to housing.*
- Right to be given notice before a rental property owner/manager enters (except in emergencies). *What it means: Property owners have to tell you they will be entering your apartment before doing so (usually 24 hours prior to entering, some exceptions do apply)*
- Right to a written notice from property manager prior to any rent alterations (i.e., your rent increases/decreases). *What it means: Property managers have to give you documentation before they change your rent.*
- Right to the return of any unused security deposit collected by the rental property owner/manager, within 30 days after the property has been vacated. *What it means: Your security deposit (aside from the amount taken out for damages) must be returned to you within 30 days of moving out.*
- Right, upon written request to the rental property owner/manager, to a prompt response to repair requests. *What it means: When you make an official repair request (e.g., in writing), you have the right to a reasonably quick response/repair (**Read** your lease- some landlords may have caveats to this and specific reporting policies).*

When a landlord can enter your apartment:

- In an emergency
- When you have moved-out or have abandoned the apartment
- To make necessary/agreed upon repairs or other improvements
- To show the apartment to prospective residents, purchasers or lenders
- To provide entry to contractors
- To conduct an initial inspection before the end of the tenancy as allowed by law
- If a court permits it.
- Except in an emergency, or with your permission, the landlord must give you reasonable advance notice before entering your apartment unless notice is not required by your lease under certain circumstances.

Find out more about tenant rights

here: <https://portal.hud.gov/hudportal/HUD?src=/states/colorado/renting/tenantrights>