

[Subscribe](#)[Past Issues](#)[Translate](#) ▼[View this email in your browser](#)

**SPRINGMAN,  
BRADEN,  
WILSON,  
& PONTIUS, P.C.**  
Attorneys at Law

---

## COLORADO SUPREME COURT RULES THAT 30-DAY NOTICE PROVISION ON CARES ACT COVERED PROPERTIES STILL APPLIES

May 15, 2023

The Colorado Supreme Court issued an opinion on May 15, 2023 stating that the 30-day notice requirement for nonpayment of rent and nonrenewal/Notices to Vacate established in the CARES Act has no expiration date. This means that if your property would have been covered by the CARES Act, you must provide residents with a 30-day notice for non-payment and 30-day minimum notice for non-renewals/Notices to Vacate.

Cases that have been filed with the Court on properties that would have been subject to the CARES Act using a 10-day notice will need to be dismissed and a new 30-day notice served on the residents.

For clients that have continued to use 30-day notices based on instructions from their lenders or specific County requirements, please continue to do so.

We do not know what the Courts or tenant advocates will do with this ruling. It is possible this ruling could impact prior cases. We will notify you if any issues are raised.

4175 Harlan St. #200 | Wheat Ridge, CO 80033  
102 S Tejon Street, Suite 1100 | Colorado Springs, CO 80903  
Ph: (303) 685-4633 | Fax: (303) 685-4637

**Subscribe**

**Past Issues**

**Translate** ▼

---

Kristi Bunge, Managing Partner  
Karen Kelly-Braem, Partner | Oscar Brueckner, Associate

Of Counsel:  
John D. Carver

*Copyright © 2023 Springman, Braden, Wilson & Pontius, P.C., All rights reserved.*

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#).

