COLORADO

Fill out online

LEASE RENEWAL AGREEMENT

Blank form - complete all applicable fields before signing

1. Renewal and monthly charges

Renewal begins	Renewal ends (inclusive)
Current monthly rent (USD)	Renewed monthly rent (USD)
Rent due day each month	Security deposit already held (USD)
Existing recurring fees / utilities	

No additional security deposit, renewal fee or other one-time charge is due under this agreement. Existing lawful recurring charges listed above continue; no new charge is created. Deposit accounting, interest and return obligations remain governed by applicable law.

2. Existing lease and parties

Street address / unit	
City / town	County
ZIP code	Contact phone
Original lease signed	Current term ends
Landlord legal name	
Signing agent, if any	
Landlord notice address	

Print pages 1-3 for the agreement and any included disclosures. Guide: 4.

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Contact email

3. Agreement

The landlord and all tenants identified in this agreement mutually extend the existing written lease identified above for the same premises. The renewed term begins and ends on the dates stated above. The renewed monthly rent applies from the renewal start date, subject to applicable law.

Except for the renewed term and monthly rent expressly stated here, the lawful provisions of the existing lease and its existing addenda continue unchanged, including payment method, rent due day, utilities, maintenance and occupancy provisions. The existing lease must be kept with this agreement.

This agreement does not add an automatic-renewal provision, change any party, extend a guaranty, impose a new fee, waive a claim, or waive any nonwaivable right. An unlawful term in the existing lease is not validated by this renewal. If a provision conflicts with mandatory law, that law controls.

The stated end date is not a notice to vacate or a waiver of renewal, notice, just-cause, rent-limit, habitability, security-deposit, anti-retaliation or other protections. Any later termination, holdover or further renewal is governed by applicable law and the lawful terms of the lease.

All parties should receive a complete signed copy together with the original lease and required disclosures. Signing this document does not establish that a separate notice has been delivered or that a proposed rent increase is lawful.

4. Documents kept with this renewal

Keep this agreement with the original lease and all existing addenda. Provide each party with the complete signed packet and every applicable state, local and federal disclosure. Required notices must be delivered separately on time; signing this renewal does not cure a missing notice or authorize an unlawful increase.

Additional documents

Before signing

Colorado's cause requirements may limit a landlord's ability to refuse renewal. Review reasonable renewal terms, rent-increase frequency and local requirements. This mutual extension does not create a new right to evict.

For the same home and parties, with a renewed term of up to one year. Complete all applicable fields, keep the original lease, and attach required disclosures. Prescribed regulated-housing forms are outside this template.

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5. Signatures

By signing, each person agrees to the renewal above and confirms receiving and reviewing the existing lease and listed documents. An agent signs only with authority for the landlord. No guarantor obligation is extended by this agreement.

Use one row per signer. Leave unused tenant rows blank.

Landlord or authorized agent

Full legal name	Signature	Date signed

Tenants

Full legal name	Mobile (optional)	Signature	Date signed

Renewal and nonrenewal

An expiration date does not settle every case

Colorado generally requires cause to evict residential tenants, subject to statutory exceptions. For a covered tenancy, expiration alone is not a substitute for cause. A refusal to sign a new agreement on reasonable terms can be a no-fault ground subject to requirements. Review coverage and procedure before serving any notice.

Official source

Check the last rent increase

C.R.S. § 38-12-702 generally limits residential rent increases to once in any 12 months of consecutive occupancy, even if the renewal is a new fixed-term lease. Keep the effective date of the last increase and check the applicable notice rules.

Official source

Deposit and property condition

Preserve the original condition record

For conduct covered by Colorado’s 2026 deposit reforms, compare the unit with its condition before the tenancy and keep support for each deduction; normal wear and preexisting damage are not deductible. Review the walk-through and documentation provisions if a tenancy is ending.

Official source

Disclosures and signing

Review radon information

Before executing a renewal, check whether updated radon disclosures are required and retain the signed acknowledgment when applicable. The state legislative memo also explains the 2026 lease-voiding provisions and their limits.

Official source

Keep a single signed version

Show each signer the same dates, rent and attachments. Keep a copy of the signed agreement and the underlying lease.