

## Rental Housing and COVID-19: Resources for Tenants and Housing Providers

Community Protection Division  
Boulder County District Attorney's Office



### What's in Place:

**The State of Colorado has ordered that all residential evictions should be limited to those necessary to protect public health and safety.**

(Executive Orders D 2020 012, 3/10/2020, D 2020 051, 4/30/2020)

**The orders prohibit several actions until after May 30, 2020:**

- Removing or excluding a tenant from a premises
- Entering a premises to remove a tenant's personal property
- Executing or enforcing a writ, judgment or order previously issued by the court that requires a tenant to surrender or vacate a premises
- Filing or initiating an eviction action
- Charging late fees or penalties for nonpayment of rent.



**Nothing in the orders relieves tenants from their obligation to pay rent that accrues during this time.**

**The orders allow an eviction to occur where a tenant poses a threat to another individual or causes significant property damage.**

- The 4/30/2020 order states that testing positive for COVID-19, or potential exposure to COVID-19, is not considered a "serious threat to another individual or property" that would allow for eviction.



**Boulder County Courts have deprioritized and postponed evictions for non-payment of rent until after May 31, 2020.**



### What We Can All Do:

**Tenant and landlord community members should communicate early and often about financial realities and workable arrangements.**

- All community members should respect current public safety measures and rights afforded to all:
  - Stay-at-home or safer-at-home rules are in place for all Coloradans; those experiencing symptoms of COVID-19 must self-isolate.
  - All community members are **protected** from illegal discrimination in housing and are **entitled** to privacy regarding their medical information.



### Local Help Is Available:

**Boulder County** has information on its website for those affected by COVID-19, including a list of resources providing emergency rental assistance:

[www.bouldercounty.org/families/disease/covid-19/covid-19-resources/#housing](http://www.bouldercounty.org/families/disease/covid-19/covid-19-resources/#housing)

**Local agencies** can answer questions and offer support and mediation to tenants and housing providers:

**City of Boulder Community Mediation Service**  
303-441-4364

[www.bouldercolorado.gov/community-relations/mediation-program](http://www.bouldercolorado.gov/community-relations/mediation-program)



**City of Longmont Office of Community and Neighborhood Resources/Mediation**  
303-651-8444

[www.longmontcolorado.gov/home/showdocument?id=30587](http://www.longmontcolorado.gov/home/showdocument?id=30587)

**Attorney guidance** is available:



**Boulder County Legal Services** assists low-income community members and older adults: 303-449-7575

**CU Boulder Student Legal Services** assists CU students: 303-492-6813; [www.colorado.edu/studentlegal/](http://www.colorado.edu/studentlegal/)

**The Boulder County Bar Association** has a directory of local legal resources: [www.boulder-bar.org/legal-resources](http://www.boulder-bar.org/legal-resources)

**If a landlord or other housing provider repeatedly threatens eviction or attempts to evict while the state order is in place, the tenant should contact local law enforcement and the District Attorney's Office.**



**Michael Dougherty, District Attorney**

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