The bill will prevent a landlord from evicting a tenant unless there is just cause to do so.

The definition of "Just Cause" (an allowable reason for eviction) generally includes significant lease violations by the tenant, such as non-payment of rent or property destruction.

In many states and localities around the country, including Colorado, landlords are not required to provide a reason for evicting a tenant at the end of a lease term, or for evicting a tenant without a long-term lease (usually a resident with a month-to-month tenancy).

A single eviction can have a devastating effect on a tenant’s ability to get or keep a job, care for their family, stay in good physical and mental health, and secure future housing.

Just cause exists in circumstances defined by the bill such as when the tenant fails to pay rent after timely notice of nonpayment, destruction of property, or a substantial violation of the rental agreement that the tenant fails to address.

Landlords who wish to proceed with a no-fault eviction (an eviction without just cause) will be required to provide relocation assistance to the tenant.

If a landlord proceeds with an eviction of a tenant in violation of these new provisions, the tenant will be able to take legal action against their landlord.

In January, the Biden White House included Just Cause Eviction provisions as an essential tool to prevent evictions and protect renters in their Renter’s Bill of Rights.

Research examining Just Cause laws has shown that these policies can have a statistically significant effect on eviction filings.

Cuellar 2019: Effect of ‘Just Cause’ Eviction Ordinances on Eviction in Four California Cities (Journal of Public & International Affairs, Princeton University)