JARED POLIS
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EXECUTIVE ORDER

Providing Protections for Coloradans Tenants Due to COVID-19

Pursuant to the authority vested in the Governor of the State of Colorado and, in particular, pursuant to Article IV, Section 2, of the Colorado Constitution and the relevant portions of the Colorado Disaster Emergency Act, C.R.S. § 24-33.5-701, *et seq.*, I, Jared Polis, Governor of the State of Colorado, issue this Executive Order providing protections to residential and commercial tenants from late fees and notice of the Consolidated Appropriations Act, 2021, Section 502.

I. Background and Purpose

On March 5, 2020, the Colorado Department of Public Health and Environment's (CDPHE) public health laboratory confirmed the first presumptive positive COVID-19 test result in Colorado. Since then, the number of confirmed cases has continued to climb, and we have evidence of community spread throughout the State. I verbally declared a disaster emergency on March 10, 2020, and on March 11, 2020, I issued the corresponding Executive Order D 2020 003, as amended by Executive Orders D 2020 018, D 2020 032, D 2020 058, D 2020 076, D 2020 109, D 2020 125, D 2020 152, D 2020 176, D 2020 205, D 2020 234, D 2020 258, D 2020 264, D 2020 284, D 2020 290, and D 2020 296. On March 25, 2020, I requested that the President of the United States declare a Major Disaster for the State of Colorado, pursuant to the Stafford Act. The President approved that request on March 28, 2020.

My administration, along with other State, local, and federal authorities, has taken a wide array of actions to mitigate the effects of the pandemic, prevent further spread, and protect against overwhelming our health care resources.

The economic impacts of COVID-19 are significant, and threaten to undermine the economic stability of many Coloradans and local businesses. The risk of contamination posed by COVID-19 necessitated closure of multiple businesses. Employers and employees in virtually all sectors of the economy have been hit hard. We must take action to help economic security, employment, community cohesion, and community recovery.

This Executive Order provides protections to residential and commercial tenants from late fees and notice of the Consolidated Appropriations Act, 2021, Section 502.

II. Directives

A. No landlord, mobile home park owner, property management entity, or any individual or entity acting on behalf of a landlord, mobile home park owner, or property management entity shall charge a monetary sum, fee, or other penalty against a tenant or mobile home owner for failure to timely pay any portion of rent, beginning the day this Executive Order is executed. Any fee or penalty assessed on or after January 31, 2021, shall apply only to rent due on or after that date.

B. The Consolidated Appropriations Act, 2021, Section 502 is the law of the United States including within the State of Colorado.

III. Duration

This Executive Order shall expire thirty (30) days from December 31, 2020, unless extended further by Executive Order.

GIVEN under my hand and the Executive Seal of the State of Colorado, this thirty first day of December, 2020.

Jared Polis
Governor