

EVICTION ROAD MAP

Eviction Action is also called a **Forcible Entry & Detainer Action (FED)**

EVENTS BEFORE EVICTION ACTION IS FILED

DEFAULT: End of Lease/Failure to Pay Rent/Non-Compliance with Rental Terms

TIME VARIES
3-10 days
See the [jdf-97/jdf-99 forms](#) for the applicable wait period
Evictions for Cause only require 3 days (see [CRS §13-40-107.5](#))

PRELIMINARY NOTICE

- Instructions [jdf-100](#)
- Demand for Compliance/Notice to Pay [jdf-99](#)
- Notice to Quit / Notice to Vacate [jdf-97](#)

- May be served by delivery to Tenant, or other occupant over the age of 18; by hand, by mail, or by posting



YES → **Tenant Complies & Vacates** (or cures the defect) → **Case Over**

- Landlord may still pursue back rent, or claims for damages
- Tenant may pursue claims for damages too
- See the [jdf-97/jdf-99 forms](#) for the applicable wait period

NO ----- Period for Notice to Quit/Notice to Vacate expires

EVICTION ACTION FILED

Papers to File:

- Complaint in Forcible Entry & Detainer [jdf-101](#)
- Summons in Forcible Entry & Detainer [CRCCP Form 1a](#)
- blank Answer under Simplified Procedures [CRCCP Form 3](#)
- Information for Eviction Cases [jdf-186](#)

COMPLAINT filed in County Court

- **SUMMONS** issued

7-14 days

Personal Service by Sheriff, or disinterested 3rd party

Tenant SERVED

← - OR - →

Tenant NOT SERVED

After diligent effort, Landlord may post **NOTICE + MAILING**, but only provides jurisdiction for Possession Only. (No Service = No \$\$ Damages)

Jurisdiction: Possession + Damages
Service: at least 7 days before Return Date

Tenant files ANSWER

← - OR - →

Tenant DOES NOT file ANSWER

- Answer under Simplified Procedures [CRCCP Form 3](#)
- Unlivable Conditions Defense (if applicable) [jdf-109](#)

RETURN DATE

- Return date: 7-10 days after Service
- Parties will meet on Return Date to see about agreement
- Case can go to trial immediately if both parties are ready
- If either party requests a delay longer than 5 days, the court may require posting a \$\$ bond

TIME VARIES

TRIAL

Jury trial available on demand but posting of \$\$ bond likely

- Trial Preps: Request for Documents [jdf-185](#)

DEFAULT ORDER for POSSESSION

No Money Judgment unless Tenant is personally served



Case Over

ORDER FOR POSSESSION + MONEY JUDGMENT ON DAMAGES

- Motion for Entry of Judgment [jdf-104](#)
- Pattern Interrogatories [jdf-108](#) (Business) or [jdf-105](#) (Individual)
- Order for Entry of Judgment with Interrogatories [jdf-107](#)

POST TRIAL EXECUTION

WRIT OF RESTITUTION issued

- Writ of Restitution [jdf-103](#)

SHERIFF DISPOSSESSES TENANT

If tenants still haven't left after 10 days, Landlord may take Writ to local sheriff for tenant's forcible removal. Time extends to 30 days if tenant receives SSI, SSDI, or Cash Assistance via CO Works Program.

2 days
3-10 days

Daylight hours only; Landlord provides workers to remove personal property. Personal property may be placed in the public right of way