

Bed Bug Notification Letter

Sent Via Certified Mail; USPS First Class Mail; email

Date: _____

To: _____

Landlord's name

Address

From: _____

Tenant's name

Tenant's Address

Pursuant to Colorado's Bed Bugs in Residential Premises Act, CRS §§ 38-12-1001 et seq., I am notifying you that the residence I am renting may be infected with bed bugs.

I am requesting that you schedule an inspection of my unit by a qualified inspector within 96 hours of receiving this notice.

Notice required to enter the unit for inspection (select one):

- I request that you give me at least 48 hours written notice prior to any inspection; or
- I request that you give me _____ notice, the notice required in my lease, prior to entering my unit for inspection; or
- I hereby waive the requirement that you give me notice prior to an inspection for bed bugs.

Please be advised, if you fail to provide an inspection within 96 hours or if you fail to start the recommended actions within 5 days of receiving the report, it will constitute a breach of our lease agreement and the Warranty of Habitability and I may elect to terminate our lease agreement, seek injunctive relief from the court or otherwise avail myself of all remedies afforded by Colorado law.

Sincerely,
