

# NOTICE OF LEGAL AND RENTAL ASSISTANCE FOR TENANTS FACING EVICTION

City of Boulder requires that Boulder tenants facing a potential eviction shall have the right to **free legal representation** and **rental assistance**. For more information and to access this program, visit: **[www.bouldercolorado.gov/epras](http://www.bouldercolorado.gov/epras)** or call **303-441-3414**

## **12-2-2. Definitions:**

*Covered Proceeding* means legal proceedings to evict a tenant from their place of residence pursuant to C.R.S. 13-40-101 *et seq.*, counterclaims related thereto, the termination of Section 8 housing assistance, and appeals arising from any of the foregoing.

*Legal representation* means full scope representation provided by a licensed attorney to a tenant in a covered proceeding. This includes, but is not limited to, filing responsive pleadings, appearing on behalf of the tenant in court, administrative proceedings, or alternatives dispute resolution, and providing legal advice, advocacy, and assistance associated with such matters, and necessary fees and costs related thereto.

*Tenant* means any occupant of residential property, including but not limited to, any building, structure, vacant land, or part thereof offered for lease or rent for residential purposes who is a respondent or defendant, or who has legal standing to be a respondent or defendant, in a covered proceeding.

## **12-2-9 - Eviction Prevention and Rental Assistance Services.**

(a) Provision of Legal Representation and Rental Assistance. The City of Boulder shall establish, run, and fully fund a program to provide legal representation and/or rental assistance for all tenants within the city who face a covered proceeding.

(1) This legal representation is available to a tenant threatened with an action that may result in an eviction or a notice to quit, demand for compliance, or demand for possession pursuant to C.R.S. § 13-40-101, *et seq.*, C.R.S. § 38-12-202, *et seq.* or a notice of termination of Section 8 housing assistance, and shall last at least until such time as the notice to quit, demand for possession, or unlawful detainer complaint is withdrawn, the case is dismissed, a final judgment in the matter is entered, or the Section 8 housing assistance termination proceedings are concluded. The legal representation may also include an action to suppress records of a prior eviction proceeding. The city manager may adopt criteria and standards related to the screening of clients, or otherwise, to provide legal representation in order to implement the requirements of this chapter.

(2) Written notification of this right to legal representation and how to access it must be provided by the landlord to a tenant along with the notice to quit or demand for compliance or possession pursuant to C.R.S. § 13-40-101, *et seq.*, C.R.S. § 38-12-202, *et seq.* or a notice of termination of Section 8 housing assistance. The notice must be in the same form as required by Section 12-2-4(a)(1)(I), B.R.C. 1981.