



WELD COUNTY

SHERIFF

STEVE REAMS

Revised February 2022

EVICTION GUIDELINES

Landlord/Agent Responsibilities:

1. The landlord/agent must meet the deputy at the property on the scheduled date/time and be *completely prepared to proceed* with the eviction. Please wait for arrival of Deputy before entering property.
2. The landlord/agent must provide bags/boxes to package tenant property for removal. We recommend heavy duty 3 ml. construction plastic bags.
3. The landlord/agent must provide enough manpower (minimum of 5 for apartments and 10 for houses) to remove the property within ***one hour***. **Failure to provide adequate labor to remove property within the one-hour time frame may result in cancellation and or postponement of eviction by the deputy.**
4. Any questions regarding storage of property and landlord liens must be handled through your attorney. Colorado State Statute 30-10-520 strictly prohibits deputies/Sheriff's Office staff from giving legal advice.
5. Vehicles on private property are the responsibility of the property owner.
6. The landlord/agent should be prepared to change locks at time of eviction.
7. Local animal control will be contacted regarding abandoned animals/pets.
8. EVICTION DATES AND TIMES ARE SUBJECT TO CHANGE.

Sheriff's Office Responsibilities:

1. The deputy will stand by to keep the peace and restore premises to landlord/agent.
2. The deputy will supervise the move out and see that it is accomplished in a peaceful manner.
3. The deputy will oversee the move out for one hour (1 hour).

For questions or cancellations call the Civil Unit at 970-400-2922

YOUR EVICTION IS SCHEDULED FOR _____ AT _____

***You may give tenants the date of the eviction, but for the safety of our Deputy, please do not give the time.**