

OTIS & BEDINGFIELD, LLC

ATTORNEYS AT LAW

2025 FALL NEWSLETTER



Centerra Office

2725 Rocky Mountain Avenue, Suite 300
Loveland, CO 80538
(970) 663-7300



OTIS & BEDINGFIELD, LLC

ATTORNEYS AT LAW



Greeley Office

8207 West 20th Street, Suite A
Greeley, CO 80634
(970) 330-6700

**INTEGRITY. EXCELLENCE.
LASTING RELATIONSHIPS.**

INSIDE THIS ISSUE

The Role of Easements in Colorado Resource Conservation By Frederick J. Steimling, Esq.	2
Colorado Legislative Updates Landlords Should Know By Timothy P. Brynteson, Esq.	3
Welcoming New Additions to the O&B's Legal Team!	4

Otis & Bedingfield LLC

Best Lawyers ONES TO WATCH

COREY W. MOORE

2026



*Otis & Bedingfield, LLC is proud to announce
Partner Corey W. Moore, Esq.
was included in the 2026 edition of
Best Lawyers: Ones to Watch® in America
for his work with
Closely Held Companies and Family Businesses Law*

Providing a range of legal services throughout Northern Colorado



OTIS & BEDINGFIELD, LLC

ATTORNEYS AT LAW

*Otis & Bedingfield, LLC is
a Better Business
Bureau Accredited
Business*

This newsletter has been prepared by Otis & Bedingfield, LLC for general informational purposes only. It is not, nor is it intended to constitute, legal advice. The information provided in this newsletter is not privileged and does not create an attorney-client relationship with O & B or any of its lawyers.

This newsletter is not an offer to represent you. You should not act, or refrain from acting based on information in this newsletter. The hiring of a lawyer is an important decision that should be based solely on written information about qualifications or experiences.

Anyone considering hiring a lawyer should independently investigate the lawyer's credentials and ability, and should not rely upon advertisements or self-proclaimed expertise.

Otis & Bedingfield, LLC

The Role of Easements in Colorado Resource Conservation



By: Frederick J. Steimling, Esq.
fsteimling@nocoattorneys.com

An easement is a legal right to use another person's land for a specific purpose. In Colorado, easements are common in both residential and commercial property transactions and can significantly affect how land is used, developed, or preserved. Whether you are buying, selling, or protecting property, understanding the different types of easements – and their benefits – can help you make informed decisions.

The most familiar easements are for access and utilities. For example, one property owner may have a driveway easement over a neighbor's land, or a utility company may hold an easement to run water or sewer lines. These rights can be either "appurtenant" (tied to the ownership of a neighboring property) or "in gross" (benefiting a person or entity, such as a utility provider, rather than a parcel of land). Properly recording and describing these easements in a deed is critical to avoid disputes. Similarly, public easements are created for the benefit of the public (as the name implies), such as rights of way for roads, sidewalks, or recreational

trails. These public easements improve community access and are not subject to the same limitations as private easements.

Conservation and solar easements warrant separate discussion.

Conservation easements are governed by statute and they are commonly found throughout Colorado. A conservation easement is a voluntary legal agreement that restricts certain types of development to protect the land's environmental attributes. These easements can preserve wildlife habitat, protect water quality, conserve agricultural lands, or maintain scenic views. Property owners often choose conservation easements not only for environmental stewardship but also for potential tax benefits. By permanently safeguarding open spaces, conservation easements generally seek to balance Colorado's rapid growth with its residents' strong commitment to protecting natural resources.

As renewable energy use expands, solar easements have become increasingly important in Colorado. Like conservation easements, solar easements are governed by statute. These easements ensure that a property owner's access to sunlight is not blocked by neighboring development. For example, a homeowner who invests in rooftop solar panels may negotiate a solar easement with a neighbor to prevent future construction that would cast shade on the panels. Solar easements support clean energy goals and provide legal assurance that an investment in solar infrastructure will remain effective for decades.

Easements can enhance property value, promote sustainable land use, or, if overlooked, limit how property can be used. Whether you are considering a conservation donation, negotiating solar rights, or addressing access disputes, experienced legal guidance ensures easements are properly drafted, recorded, and enforced.



Providing a range of legal services throughout Northern Colorado



OTIS & BEDINGFIELD, LLC

ATTORNEYS AT LAW



Our Team of Attorneys:

Fred L. Otis, Esq.
fotis@nocoattorneys.com

Timothy P. Brynteson, Esq.
timb@nocoattorneys.com

Lia Szasz, Esq.
lszasz@nocoattorneys.com

Corey W. Moore, Esq.
cmoore@nocoattorneys.com

Lee J. Morehead, Esq.
lmorehead@nocoattorneys.com

Frederick Steimling, Esq.
fsteimling@nocoattorneys.com

Colorado Legislative Updates Landlords Should Know



By: Timothy P. Brynteson, Esq.
timb@nocoattorneys.com

In recent years, Colorado's Legislature has enacted sweeping reforms to landlord-tenant law that significantly impact lease terms, habitability standards, and eviction processes. Whether managing a single property or a large portfolio, landlords should review their leases and procedures to ensure compliance with these recent changes.

Lease Requirements and Disclosures

Starting January 1, 2025, all residential leases must include a clear, bold statement informing tenants of their right to safe, healthy housing and their protection from retaliation for reporting unsafe conditions. Leases must also list a physical mailing address and either an email address or online portal for habitability complaints, both in English and Spanish. Additionally, certain clauses are no longer allowed. These include one-way attorney's fee-shifting provisions, waivers of jury trials (except in possession cases), class action waivers, and any misleading language that mislabels rent or third-party service

Expanded Warranty of Habitability

As of May 3, 2024, landlords must respond to urgent life, health, and safety concerns within 24 hours and resolve them within 7 days. For less critical issues, the response window is 72 hours, with repairs due within 14 days. If a tenant must be temporarily relocated, landlords are required to provide comparable, ADA-accessible housing within 5 miles or cover hotel costs, either with kitchen access or by providing daily meal stipends after 48 hours. Landlords must also disclose any radon testing and its results, with failure to do so considered a breach of habitability standards.

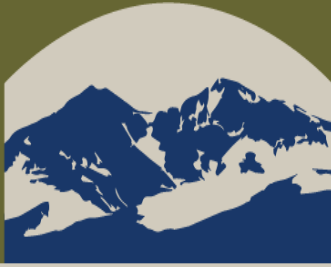
Eviction Process Reform

Previously, landlords could choose not to renew a lease without providing a reason. Under new "for cause" rules effective April 19, 2024, a specific reason, such as nonpayment, lease violations, criminal activity, or planned renovations, is now required. No-fault situations like property sales, demolition, or consistent late rent payments now require at least 90 days' notice. Additionally, eviction notices must be provided in the tenant's primary language (if known or reasonably knowable), and landlords must attempt in-person service twice on separate days before posting.

These are just a few of the important updates to landlord-tenant laws in Colorado. Landlords should carefully review their current lease agreements to ensure compliance with these recent legal changes.

If you have concerns or need assistance reviewing tenant leases, you should consider consulting an experienced real estate attorney.





OTIS & BEDINGFIELD, LLC

ATTORNEYS AT LAW

Otis & Bedingfield, LLC

The attorneys at O&B are recognized leaders in real estate law and business law. We advocate for individuals, businesses, and families in the Northern Colorado region.

Our clients are landowners, business owners, business professionals, businesses of all sizes, and individual families in need of guidance or representation in court proceedings involving commercial real estate.

For more information about our lawyers or practice areas, please visit our website at www.nocoattorneys.com

or contact us at
(970) 330-6700
OR
(970) 663-7300

Thanksgiving Office Closure November 27-28, 2025



Happy Thanksgiving!!!!

Welcoming Additions to Our Legal Team

We are thrilled to announce the addition of four new attorneys, embracing their fresh energy, innovation, and differing perspectives! Please join us in welcoming:

Ryann Cahill—Ryann was awarded her Juris Doctorate (*cum laude*) in December 2022 from the California Western School of Law in San Diego, California.

Elizabeth Kane—Elizabeth was awarded her Juris Doctorate from the Baylor University Law School in Waco, Texas, in May 2024 and served as a Law Clerk in the Alaska Superior Court from September 2024 through October 1, 2025.

Anna Bennett—Anna was awarded her Juris Doctorate from the University of Colorado Law School in May 2025 and passed the Colorado State Bar in September 2025.

Pablo Perez—Pablo was awarded his Juris Doctorate in May 2025 from the University of Colorado Law School, and passed the Colorado State Bar in September 2025.

Ryann, Elizabeth, Anna, and Pablo are based out of our Loveland Office. If you have the opportunity to be in Loveland, please take a minute to meet them!



RYANN



ELIZABETH



ANNA



PABLO