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Rental Life Expectancy and Depreciation Schedule

Most fixtures and appliances will someday require replacement, and a tenant's financial liability must be based on the useful life and age of the item. When a component requires replacement due to tenant negligence, accident, or abuse, the remaining useful life of the item must be determined before a landlord can assess a portion of the replacement cost against the tenant's security deposit. This chart provides conservative guidelines on the useful life, *in years*, of common household appliances and fixtures. The numbers have been set toward the short end of accepted industry ranges to maximize defensibility under the post-HB25-1249 standard.

Effective **January 1, 2026**, Colorado House Bill 25-1249 tightens the rules for security-deposit deductions. Useful-life charges remain permitted for damage beyond normal wear and tear that did not preexist the tenancy, but carpet and paint are subject to specific new restrictions, every charge must be supported by documentation, and any aggressive useful-life assumption can be challenged under the "actual damages" standard.

HB25-1249 at a glance

- **Carpet:** no deduction is permitted on carpet 10 years or older, regardless of condition. For newer carpet, charges are prorated against the remaining useful life on a 10-year schedule.
- **Paint:** no full-unit repaint or "refresh" charge unless substantial damage exists throughout. Partial painting is allowed for specific tenant-caused damage beyond wear and tear.
- **All deductions:** must fall within one of four categories (unpaid rent, unpaid utilities, other unpaid lawful lease charges, or necessary repairs for damage beyond wear and tear that did not preexist), be supported by documentation, and be delivered on the Move-Out Statement within 30 days (or 60 days if the lease so specifies).

How to Use This Chart

Useful life is the expected number of years a component should serve in a rental home before it must be replaced as a matter of ordinary property management. When tenant-caused damage ends that useful life early, the tenant may be charged only for the remaining useful life the damage cost the owner, not for the full replacement price.

Ranges in the chart

Some items show a range (for example, 8-10 years). The range reflects legitimate variance across recognized industry sources. **Use the lower end of the range as the default for any proration.** The higher number should only be used when a specific piece of documentation supports it, for example a manufacturer-rated service life, an extended warranty on file, or an installation record showing a longer expected lifespan. If that documentation is not in the property file, assume the lower number.

The proration formula

Tenant charge = Replacement cost × (Remaining useful life ÷ Total useful life).

"Remaining useful life" equals the total useful life from this chart, minus the age of the item when the damage occurred. If the item is already at or past its useful life, the tenant charge is zero.

Worked example: carpet

Carpet was installed 5 years ago. The tenant causes irreparable staining that requires replacement. Replacement cost is $2,000. The useful life is 10 years, so remaining useful life is 10 minus 5, which is 5.

Tenant charge = $2,000 × (5 ÷ 10) = $1,000.

If the same carpet had been 10 years old or older, the tenant charge would be zero under HB25-1249 regardless of the severity of the damage.

Worked example: interior painting

Interior paint has a short useful life (2 years) because it scuffs, fades, and yellows quickly in a rental. Under HB25-1249, a full-unit repaint is not chargeable unless substantial damage exists throughout the unit. Partial painting is only chargeable for the specific areas with substantial tenant-caused damage, and the charge must be prorated by paint age. A tenant who occupies a freshly painted unit for 2 years has generally consumed the useful life of that paint, so repainting to reset the asset is not chargeable even if minor touch-ups would otherwise be warranted.

Worked example: dishwasher with a range

The chart shows Dishwasher at 8-10 years. A 4-year-old dishwasher is damaged beyond repair and must be replaced at $900. With no extended-warranty or manufacturer-life documentation in the property file, use 8 years (the lower end of the range):

Remaining useful life = 8 - 4 = 4. Tenant charge = $900 × (4 ÷ 8) = $450.

If the property file contained a manufacturer spec sheet or extended-warranty document supporting a 10-year service life, the calculation would use 10 years instead: $900 × (6 ÷ 10) = $540. Without that documentation, $450 is the defensible number.

Documentation required for any useful-life charge

- Date of installation or last replacement of the component.
- Move-in and move-out photographs of the component.
- An invoice, receipt, or written estimate for the replacement or repair.
- A written explanation of the proration shown on the Move-Out Statement.

Useful Life Chart

Values are conservative guidelines, set toward the short end of industry ranges. A single number is the working useful life. A range (for example, 8-10) means you should default to the lower number for proration unless the property file contains documentation that supports a longer service life. Highlighted rows are subject to specific HB25-1249 restrictions discussed above. All entries are expressed in *years*.

Item	Years	Item	Years
Appliances			
Refrigerator	10	Stove / Range	10
Oven	10	Range Hood	7-10
Microwave Oven	7	Dishwasher	8-10
Garbage Disposal	8-10	Clothes Washer	8-10
Clothes Dryer	8-10	Stand-alone Freezer	12-15

Item	Years	Item	Years
Trash Compactor	10-12	Dehumidifier	8-10
Humidifier	5-8		
HVAC and Water Heating			
Air Conditioning, Central	15	Air Conditioning, Room	10
Furnace, Electric	15	Furnace, Gas	15-18
Furnace, Oil	18-20	Boiler, Electric	20-25
Boiler, Gas	20-25	Heat Pump	15
Hot Water Heater, Electric	10-12	Hot Water Heater, Gas	10
Flooring			
Carpet (see HB25-1249 rule)	**10**	Flooring, Vinyl Sheet or Tile	10-15
Flooring, Pine or Oak (hardwood)	50	Flooring, Marble	50
Paint and Wall Coverings			
Interior Painting (see HB25-1249 rule)	**2**	Exterior Paint	5-7
Wallpaper	5-7		
Doors and Windows			
Interior Doors	20-25	Exterior Doors	15-20
Closet Doors (bi-fold)	10-15	Garage Door	25-30
Garage Door Opener	8-10	Windows	20-25
Window Screens	10-12		
Bathroom Fixtures			
Bathroom Sink & Vanity	15-20	Bathtub / Shower	20
Toilet	20	Medicine Cabinet	12-15
Faucets	10-15	Towel Bar	3-5
Kitchen Fixtures			
Kitchen Cabinets	15-20	Kitchen Countertops	10-15
Kitchen Sink	10-13		
Window Coverings			
Shades / Blinds (mini-blinds)	3	Vertical Blinds	3
Curtain Rods	5-7		
Lighting and Safety			

Item	Years	Item	Years
Interior Light Fixtures	10-12	Exterior Light Fixtures	15
Smoke Detector	10	Carbon Monoxide Detector	5-7
Exterior and Structural			
Deck (wooden)	12-15	Patio (brick or concrete)	20
Driveway (asphalt)	8	Sidewalk (concrete)	20
Fence	10-12	Gutters	20
Downspouts	20		
Other			
Caulking	5		

Best Practices

- Record the installation date of every major component in the property file. Without a credible date, the proration calculation is vulnerable to challenge.
- Check component age before assessing any charge. Items at or past their useful life cannot be charged.
- Use actual replacement or repair costs, supported by invoices, receipts, or written estimates. Avoid flat fees or standard-charge addendums.
- Confirm the condition is beyond normal wear and tear, did not preexist the tenancy, and falls within the four statutory categories of deduction.
- Refund promptly on any 7-day demand. Refunding within the 7-day cure window eliminates treble-damages and fee-shifting exposure, even if the underlying deductions were defensible.
- When a call is close, play the percentages and refund. Bad faith is presumed if the landlord withholds 125 percent or more of actual damages.

Bottom line

Useful-life proration is required, not optional. Charging a tenant the full replacement cost for a component that has already consumed part of its useful life is almost always wrongful withholding, and HB25-1249 makes the penalties severe. When in doubt about age, condition, or proration, treat the condition as wear and tear and refund.