2026-11-10

AG settlement flags false ads of single-family home rentals

GenRE

Weiser, set to be governor in January, said Progress Residential 'knew these claims and advertisements were false'

The Denver Gazette · 10 Nov 2026 · A11 · BY MARK SAMUELSON The Denver Gazette

As buyers face challenges purchasing homes, one of the nation's largest companies that has moved into the rental market for single-family homes has agreed to a $48.5 million settlement with the Colorado Attorney General's Office and the Federal Trade Commission after an investigation found it guilty of false advertising.



Scottsdale, Ariz.-based Progress Residential, LLC, was advertising misleading prices, charging hidden fees and delivering homes to renters that were in need of inspection and repair, according to an announcement by Attorney General Phil Weiser.

The charges included failing to handle consumer requests regarding serious maintenance and billing issues.

Progress manages some 90,000 rentals across 17 states, and several other states are involved in the settlement involving Colorado and the FTC, according to Weiser's office.

Progress, which describes itself as a leading provider of property management services for single-family rentals, currently shows on its website as offering some 900 homes for rent in the Denver metro area. Those include single-family listings in Aurora ranging from around $2,700 to $3,300 a month; and in Commerce City from around $2,800 to $3,300 a month.