

The following are tenant protections that are in Utah law because the Rental Housing Association of Utah (RHA) either wrote, proposed, or worked with advocates to insert in Utah law.

1.- Proposed and helped pass an eviction expungement process for all non-payment and end of term evictions where tenants who pay their eviction debt can have the eviction removed (expunged) from their record

2.- Created a domestic violence (DV) lease release law and updated it in 2023 to allow victims of DV to cancel leases in more circumstances and for 50% less cost

3.- The 45-day state eviction moratorium when Covid pandemic began was proposed and written by the Apartment Association – and it worked brilliantly (evictions were down 40% since then and rent collections were within 1% of normal once federal aid got flowing)

4.- We created the habitability standards that properties must meet to rent and the associated remedies:

4.1 – Heat and Hot Water

4.2 – Working electrical

4.3 – Working plumbing and sewer

4.4 – Property must be able to be secured (functional doors and windows)

4.5 – AC or cooling (if installed) must work

5.-We created the renters right to repair and deduct (tenants can ask owner to fix something and if owner doesn't in a certain time the renter can fix themselves and deduct from next month's rent)

6.- We created the renter's right to rent abatement (tenants can break lease and move if owner won't repair)

7.- Created right for renter to receive 24 hours' notice of entry unless modified by lease

8.- Enhanced penalties for rental operators if deposits not returned timely

9.- Created rights to cancel lease and protections on victims of domestic violence

10.- Allowed extra time for victims of domestic violence, people who are ill or estates of dead people to deal with abandoned property

- 11.- Allowed extra time for abandoned premises
- 12.- Required landlords disclose rental criteria before accepting an application fee
- 13.- Created right for tenant to cancel a lease if unit not ready when projected
- 14.- Requiring that all fees and costs associated with contracts be disclosed before landlords accept application fee
- 15.- Creating Right to receive app fee and deposit back if contract differs from disclosures
- 16.- Capping late fees at 10%
- 17.- Agreed to and pushed recent law change that instead of augmenting judgements past 180 days, landlords have to file new lawsuits against renters to add damages found post eviction (like property damages) .
- 18.- Agreed to and pushed recent law change giving more time for renters to resolve 3 day pay or vacate notices (old law gave 3 calendar days, new law gives 3 business days
- 19.- The RHA procured \$1 million for a fund to help tenants who are on section 8 vouchers have more options and help them out if they can't pay certain expenses
- 20.- RHA passed protections for domestic violence, estate of dead tenant and those hospitalized for serious illness to have extra time to remove abandoned property
- 21.- Worked to fund 3 more state eviction mediation in this year's state budget to help renters
- 22.- Passed law allowing cities to license rental properties with less than three units
- 23.- Most cities license landlords and provide training opportunities for them through Good Landlord programs, which the RHA established to help landlords be better and operate on best practices
- 24.- We created a right to cancel a lease if unit is not ready on time

25.- We have created 4 notices in statute renters serve landlords who are in violation of contract:

25.1 – 3 day deficient condition

25.2 – 10 day contract deficient condition

25.3 – 24 hour dangerous condition notice

25.4 – Notice of Failure to return Security Deposit

