

PM Licensing Revisions

What we know:

- In Utah, both Real Estate Licensees and (starting January 1 2027) Property Management Licensees will be able to manage property for 3rd parties
- Any real estate licensee can receive a Property Management license without education or testing - others will need to take 24 hours PM specific training and pass a test
- The 24 hour training will be 11 two hour modules and a two hour review
- There will be new PM rules for all who do PM. We call them “parameters and protections” or “safe harbors” and they will protect the public as well as practitioners.
- New Rule in Sales Practices Act: (5) This rule does not govern the licensing of a property manager, the designation of a principal property manager, the registration of a property management company that engages in residential property management, or the conduct of an individual who is engaged in residential property management. Rule R162-2i governs those subjects, as provided in Section R162-2i-103.
- There will be a Principal Property Manager (broker equivalent) who supervises and trains PMs in each company
- Initially (it is our goal to phase this out as soon as possible) PMs will have to affiliate with a broker if they manage or work for a company that manages less than 750 units
- For companies larger than 750 units they will not have to have trust accounts and can earn interest on their accounts as long as clients and renters agree to that in writing
- Anyone who does PM under brokerage will have to follow current trust account rules as will any PM who affiliates with a broker.
- The regulation will say PM licensees have to have 18 CE every two years, but the DRE is doing a cleanup bill to change that to 8
- What you can do if you want to earn interest:
 1. Get the new pm license
 2. If you have over 750 units in any of last three years, get language in your management agreements and leases that allows you to do with interest what you would like to