

**The following are tenant protections that are in Utah law because the Rental Housing Association of Utah either wrote, proposed, or worked with advocates to incorporate into Utah law.**

- 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
- Created a domestic violence lease release law, and updated it in 2023, to allow victims of DV to cancel leases in more circumstances and for 50% less cost
- The 45-day state eviction moratorium when COVID-19 pandemic began was proposed and written by the Rental Housing Association – and it worked brilliantly (evictions were down 40% since then and rent collections were within 1% of normal once federal aid got flowing)
- We created the habitability standards that properties must meet to be rented and the associated remedies:
  - 1 – Heat and Hot Water
  - 2 – Working electrical
  - 3 – Working plumbing and sewer
  - 4 – Property must be able to be secured (functional doors and windows)
  - 5 – AC or cooling (if installed) must work
- We created the renters right to repair and deduct (tenants can ask an owner to fix something and if owner doesn't in a certain time, the renter can fix themselves and deduct the costs from next month's rent)
- We created the renter's right to rent abatement (tenants can break their lease and move if an owner won't make repairs)
- Created the right for renters to receive 24 hours' notice of entry unless modified by the lease
- Enhanced penalties for rental operators if security deposits are not returned timely
- Allowed extra time for victims of domestic violence, people who are ill or estates of dead people to deal with abandoned property
- Required landlords to disclose rental criteria for a property before accepting an application fee

- Created right for tenant to cancel a lease if the unit not ready for move in when projected
- Requiring that all fees and costs associated with contracts be disclosed before landlords accept an application fee
- Creating the right to receive application fee and security deposit back if contract differs from disclosures at time of application
- Capping late fees at 10%
- 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).
- 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).
- The RHA procured \$1 million for a fund to help tenants who are on Section 8 vouchers tp have more options and help them out if they can't pay certain expenses
- RHA passed protections for domestic violence, estates of dead tenants and those hospitalized for serious illness to have extra time to remove abandoned property
- Worked to fund 3 more state eviction prevention specialists to help renters
- Worked to pass law allowing cities to require business licenses and oversight for all rental properties
- 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
- We created a right to cancel a lease if unit is not ready on time for move in
- We have created 4 notices in statute for renters to serve landlords who are in violation of contract:
  1. 3 day deficient condition
  2. 10 day contract deficient condition
  3. 24 hour dangerous condition notice
  4. Notice of Failure to return Security Deposit