

**Representative LaWanna Lou Shurtliff** proposes the following substitute bill:

**CRIME VICTIMS - CHANGE OF LOCKS**

**ON RENTAL PROPERTY**

2005 GENERAL SESSION

STATE OF UTAH

**Sponsor: LaWanna Lou Shurtliff**

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**LONG TITLE**

**General Description:**

This bill amends the Utah Fit Premises Act to provide crime victims the right to have the lock to a residential rental unit changed at the renter's expense.

**Highlighted Provisions:**

This bill:

▶ enacts a provision allowing a renter who is a victim of one of a list of certain crimes to require the owner to install a new lock at the renter's expense.

**Monies Appropriated in this Bill:**

None

**Other Special Clauses:**

None

**Utah Code Sections Affected:**

ENACTS:

**57-22-5.1**, Utah Code Annotated 1953

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*Be it enacted by the Legislature of the state of Utah:*

Section 1. Section **57-22-5.1** is enacted to read:

**57-22-5.1. Crime victim's right to new locks.**



- 26           (1) For purposes of this section, "crime victim" means a victim of:  
27           (a) domestic violence, as defined in Section 77-36-1;  
28           (b) stalking as defined in Section 76-5-106.5;  
29           (c) a crime under Title 76, Chapter 5, Part 4, Sexual Offenses;  
30           (d) burglary or aggravated burglary under Section 76-6-202 or 76-6-203; or  
31           (e) dating violence, consisting of verbal, emotional, psychological, physical, or sexual  
32 abuse of one person by another in a dating relationship.  
33           (2) An acceptable form of documentation of an act listed in Subsection (1) is:  
34           (a) a protective order protecting the renter issued pursuant to Title 30, Chapter 6,  
35 Cohabitant Abuse Act, subsequent to a hearing of which the petitioner and respondent have  
36 been given notice under Title 30, Chapter 6; or  
37           (b) a copy of a police report documenting an act listed in Subsection (1).  
38           (3) (a) A renter who is a crime victim may require the renter's owner to install a new  
39 lock to the renter's residential rental unit if the renter:  
40           (i) provides the owner with an acceptable form of documentation of an act listed in  
41 Subsection (1); and  
42           (ii) pays for the cost of installing the new lock.  
43           (b) An owner who installs a new lock under Subsection (3)(a) may retain a copy of the  
44 key that opens the new lock.  
45           (c) Notwithstanding any rental agreement, an owner who installs a new lock under  
46 Subsection (3)(a) may refuse to provide a copy of the key that opens the new lock to the  
47 perpetrator of the act listed in Subsection (1).

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**Fiscal Note**  
**Bill Number HB0184S01**

**Crime Victims-Change of Locks on Rental Property**

*10-Feb-05*

*12:56 PM*

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**State Impact**

No fiscal impact.

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**Individual and Business Impact**

No significant business fiscal impact. Individual impacts would be small and voluntary.

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**Office of the Legislative Fiscal Analyst**