

LANDLORD DISCLOSURE REQUIREMENTS

2009 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Ross I. Romero

House Sponsor: _____

LONG TITLE

General Description:

This bill requires a landlord to disclose outstanding costs to a tenant within a specified time period.

Highlighted Provisions:

This bill:

- ▶ requires a landlord to disclose to a tenant annually any amounts outstanding from the previous year;
- ▶ requires the landlord to provide a tenant with an annual reconciliation; and
- ▶ makes technical changes.

Monies Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

AMENDS:

57-17-3, as enacted by Laws of Utah 1981, Chapter 74

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

Section 1. Section **57-17-3** is amended to read:

57-17-3. Annual reconciliation -- Deductions from deposit -- Written itemization



28 -- Time for return.

29 (1) At least 15 days before the 365th date of a lease or rental agreement and each year
30 thereafter, a landlord shall provide to the tenant a reconciliation. The reconciliation shall
31 include an itemized account of:

32 (a) all amounts paid by the tenant to the landlord during the previous 12 months;

33 (b) all amounts charged by the landlord to the tenant during the same previous 12
34 months; and

35 (c) any outstanding charges and costs due the landlord from the tenant.

36 (2) A reconciliation is not required if the landlord does not assert or believe any
37 amounts for charges, rents, or costs are past due, owed, or outstanding.

38 (3) Upon termination of the tenancy, property or money held as a deposit may be
39 applied, at the owner's or designated agent's option, to the payment of accrued rent, damages to
40 the premises beyond reasonable wear and tear, other costs provided for in the contract and
41 cleaning of the unit.

42 (a) The balance of any deposit and prepaid rent, if any, and a written itemization of any
43 deductions from the deposit, and reasons therefor, shall be delivered or mailed to the renter
44 within 30 days after termination of the tenancy or within 15 days after receipt of the renter's
45 new mailing address, whichever is later.

46 (b) The renter shall notify the owner or designated agent of the location where payment
47 and notice may be made or mailed.

48 (c) If there is damage to the rented premises, this period shall be extended to 30 days.

Legislative Review Note
as of 2-17-09 3:30 PM

Office of Legislative Research and General Counsel

S.B. 267 - Landlord Disclosure Requirements

Fiscal Note

2009 General Session

State of Utah

State Impact

Enactment of this bill will not require additional appropriations.

Individual, Business and/or Local Impact

Enactment of this bill likely will not result in direct, measurable costs and/or benefits for local governments. Businesses and individuals may be impacted due to this change in the proposed statute.
