

1st Sub. S.B. 45
UTAH FIT PREMISES ACT AMENDMENTS

Senator **Wayne L. Niederhauser** proposes the following amendments:

1. Page 2, Line 41:

41 ~~{A municipality may not limit to less than three}~~ (1) As used in this section, "single-family
limit" means the number of unrelated individuals

2. Page 2, Line 42:

42 allowed to occupy a unit in a zone permitting occupancy by a single family.
(2) A municipality may not adopt a single-family limit that is less than:
(a) three, if the municipality has within its boundary:
(A) a state university; or
(B) a private university with a student population of at least 20,000; or
(b) four, for each other municipality.

3. Page 2, Line 45:

45 ~~{A county may not limit to less than three}~~ (1) As used in this section, "single-family limit"
means the number of unrelated individuals allowed to

4. Page 2, Line 46:

46 occupy a unit in a zone permitting occupancy by a single family.
(2) A county may not adopt a single-family limit that is less than:
(a) three, if the county has within its unincorporated area:
(A) a state university; or
(B) a private university with a student population of at least 20,000; or
(b) four, for each other county.

5. Page 6, Line 153:

153 (b) provides the owner :
(i) written notice of termination; and
(ii) a protective order protecting the renter from a domestic

6. Page 6, Line 155:

155 (c) ~~{before}~~ no later than the date that the renter provides a notice of termination under

Subsection (4)(b)(i) , pays the owner the equivalent of 45 days' rent for the period beginning on the date that the renter provides the notice of termination .

7. Page 6, Lines 176 through 177:

176 (g) "Repair and deduct remedy" means the remedy described in Subsection ~~{(4)}~~ (5) (a)(ii).
177 (h) "Second notice" means the notice described in Subsection ~~{(3)}~~ (4) .

8. Page 7, Lines 192 through 193:

192 (v) be served on the owner as provided in Section 78B-6-805.
(3) Within 24 hours after receiving a first notice, an owner shall make an initial response to correct a deficient condition if the deficient condition poses a substantial risk of:
(a) imminent loss of life; or
(b) significant physical harm.
193 ~~{(3)}~~ (4) (a) If an owner does not, within the corrective period, take substantial action toward

9. Page 7, Lines 195 through 196:

195 provided in Subsection ~~{(3)}~~ (4) (b).
196 (b) A notice under Subsection ~~{(3)}~~ (4) (a) shall:

10. Page 7, Lines 204 through 205:

204 (v) be served on the owner as provided in :
(A) Section 78B-6-805 ~~{-}~~ ; or
(B) the rental agreement.
205 ~~{(4)}~~ (5) (a) Subject to Subsection ~~{(4)}~~ (5) (b), if an owner fails to take substantial action, before

11. Page 8, Line 218:

218 Subsection ~~{(4)}~~ (5) (c), the renter:

12. Page 8, Line 235:

235 agreement under Subsection ~~{(4)}~~ (5) (c)(i):

13. Page 8, Line 241:

241 (Aa) any prepaid rent, prorated as provided in Subsection ~~{(4)}~~ (5) (c)(ii)(B); and

14. Page 9, Line 244:

244 under Subsection ~~{(4)}~~ (5) (c)(i); and

15. Page 9, Lines 246 through 247:

246 calendar days after the owner notifies the renter under Subsection ~~{(4)}~~ (5) (c)(ii)(A)(I).
247 ~~{(5)}~~ (6) (a) After the extended corrective period expires, a renter may bring an action in

16. Page 9, Line 249:

249 (b) In an action under Subsection ~~{(5)}~~ (6) (a), the court shall endorse on the summons that

17. Page 9, Line 251:

251 (c) If, in an action under Subsection ~~{(5)}~~ (6) (a), the court finds that the owner unjustifiably

18. Page 9, Lines 258 through 259:

258 owner under Subsection ~~{(5)}~~ (6) (a).
259 ~~{(6)}~~ (7) An owner may not be held liable under this chapter for a claim for mental suffering