

H.B. 268
UTAH FIT PREMISES ACT AMENDMENTS

Representative **Gay Lynn Bennion** proposes the following amendments:

1. *Page 2, Lines 36 through 43:*

- 36 (2) [~~Except as otherwise provided in the rental agreement, an~~] {~~An~~} **(a) For a rental**
 agreement entered into before May 5, 2021, an owner shall provide
37 the renter at least 24 hours prior notice of the owner's entry into the renter's residential rental
38 unit[-]. **except as otherwise provided in the rental agreement.**
 (b) For a rental agreement entered into on or after May 5, 2021, an owner shall provide the renter at
 least 24 hours prior notice of the owner's entry into the renter's residential rental unit, unless:
39 {~~(a)~~} **(i)** the owner receives express permission from the renter for the particular entry;
40 {~~(b)~~} **(ii)** there exists an emergency that poses an immediate risk of bodily injury or damage
41 to property, including a gas leak, fire, flood, or natural disaster;
42 {~~(c)~~} **(iii)** the renter abandons the property; or
43 {~~(d)~~} **(iv)** a court of competent jurisdiction grants the owner access.