

**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.