



Dear Members of the Senate Judiciary Committee,

As a former state lawmaker and current property manager in Northern Utah, I wish to express my support of 2nd Substitute HB211 sponsored by Representative Marsha Judkins.

The extreme imbalance of supply and demand in our housing market has created an environment that tempts some landlords to behave in unethical ways. Current market conditions create incentives for fast leasing transactions. While this would normally be considered a good thing, the haste involved can often lead to misunderstandings or, in worst cases, misrepresentations of lease terms and fees by unscrupulous landlords. These misrepresentations can lead to impaired home economics for the tenants involved. Such impairment delays their ability to purchase homes of their own and thus provides a stumbling block to Utah being a healthy ownership society.

Representative Judkin's bill will provide clear and proper disclosure of fees and charges as they may appear in a lease agreement before monies for an application, deposit, or rent are exchanged. In instances where monies are exchanged before a lease is ever signed, and the disclosures were not made or were inaccurate, a prospective tenant may request a refund of those monies. I believe that this policy is fair and equitable for all involved.

The property management business is about managing risk and aligning tenants with properties that match their risk profile. Risk is largely based on income. The disclosure of fees as proposed in this bill will help both property managers and prospective tenants quickly identify the affordability of a particular property and thus reduce risk for all involved.

I encourage you to support 2HB211 and hope that you will move it out of committee with a favorable recommendation.

Best Regards,

Jeremy Peterson

801-390-1480