

57-22-4.1 Failure to deliver possession of residential rental unit -- Renter's option to terminate rental agreement -- Abatement of rent.

- (1) If an owner fails to deliver possession of a residential rental unit on the date provided in the rental agreement:
 - (a) the renter may, by written notice to the owner, terminate the rental agreement; or
 - (b) if the renter chooses not to terminate the rental agreement, rent abates until the owner delivers possession as provided in the rental agreement.
- (2) If a renter terminates a rental agreement under Subsection (1)(a), the owner shall, as promptly as reasonable, return to the renter all prepaid rent and any security deposit.

Enacted by Chapter 98, 2012 General Session