

**Effective 5/3/2023**

**57-30-101 Definitions.**

As used in this chapter:

- (1) "Common interest community" means the same as that term is defined in Section 57-25-102.
- (2) "Home warranty service contract" means the same as that term is defined in Section 31A-6a-101.
- (3) "Record" means to submit a document to a county recorder for official placement in a public land record.
- (4)
  - (a) "Residential property service agreement" means, except as provided in Subsection (4)(b), an agreement to provide services in connection with:
    - (i) the purchase or sale of residential real estate; or
    - (ii) the maintenance of residential real estate in preparation for purchase or sale.
  - (b) "Residential property service agreement" does not include:
    - (i) a home warranty service agreement;
    - (ii) an insurance contract;
    - (iii) an agreement for an option to purchase or right of refusal;
    - (iv) a maintenance or repair agreement between an owner of real property within a common interest community and a homeowners' association or other similar organization; or
    - (v) an agreement to provide Internet or utility equipment or services.
- (5) "Residential real estate" means real property located in the state that is:
  - (a) used primarily for a personal, family, or household purpose; and
  - (b) contains fewer than five dwelling units.

Enacted by Chapter 141, 2023 General Session