

Effective 5/6/2026

78B-6-805 Notice -- How served.

- (1) A notice required by this part may be served:
- (a) by delivering a copy to the tenant personally or, if the tenant is a commercial tenant, by delivering a copy to the commercial tenant's usual place of business by leaving a copy of the notice with a person of suitable age and discretion;
 - (b) by sending a copy through registered mail, certified mail, or an equivalent means, addressed to the tenant at the tenant's residence, leased property, or usual place of business;
 - (c) if the tenant is absent from the residence, leased property, or usual place of business, by leaving a copy with a person of suitable age and discretion at the tenant's residence, leased property, or usual place of business;
 - (d) if a person of suitable age or discretion cannot be found at the place of residence, leased property, or usual place of business, then by affixing a copy in a conspicuous place on the leased property; or
 - (e) if an order of abatement by eviction of the nuisance is issued by the court as provided in Section 78B-6a-303, when issued, the parties present shall be on notice that the abatement by eviction order is issued and immediately effective or as to any absent party, notice shall be given as provided in Subsections (1)(a) through (d).
- (2) Service upon a subtenant may be made in the same manner as provided in Subsection (1).

Amended by Chapter 401, 2026 General Session