

**DOMESTIC VIOLENCE - CHANGE OF LOCKS
ON RENTAL PROPERTY**

2005 GENERAL SESSION

STATE OF UTAH

Sponsor: LaWanna Lou Shurtliff

LONG TITLE

General Description:

This bill amends the Utah Fit Premises Act to provide domestic violence victims the right to have the lock to a residential rental unit changed at the renter's expense.

Highlighted Provisions:

This bill:

▶ enacts a provision allowing a renter who is a victim of domestic violence to require the owner to install a new lock at the renter's expense.

Monies Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

ENACTS:

57-22-5.1, Utah Code Annotated 1953

Be it enacted by the Legislature of the state of Utah:

Section 1. Section **57-22-5.1** is enacted to read:

57-22-5.1. Domestic violence victim's right to new locks.

(1) An acceptable form of documentation of the domestic violence under Subsection (2) is:



28 (a) a protective order protecting the renter issued pursuant to Title 30, Chapter 6,
29 Cohabitant Abuse Act, subsequent to a hearing of which the petitioner and respondent have
30 been given notice under Title 30, Chapter 6; or

31 (b) a copy of a police report regarding an act of domestic violence committed against
32 the renter.

33 (2) (a) A renter who is a victim of domestic violence, as defined in Section 77-36-1,
34 may require the renter's owner to install a new lock to the renter's residential rental unit if the
35 renter:

36 (i) provides the owner with documentation of the domestic violence; and

37 (ii) pays for the cost of installing the new lock.

38 (b) An owner who installs a new lock under Subsection (2)(a) is entitled to retain a
39 copy of the key that opens the new lock.

Legislative Review Note

as of 1-6-05 4:46 PM

Based on a limited legal review, this legislation has not been determined to have a high probability of being held unconstitutional.

Office of Legislative Research and General Counsel

Fiscal Note
Bill Number HB0184

Domestic Violence-Change of Locks on Rental Property

14-Jan-05

8:17 AM

State Impact

No fiscal impact.

Individual and Business Impact

No significant business fiscal impact. Individual impacts would be small and voluntary.

Office of the Legislative Fiscal Analyst