

# S.B. 154

## UTAH FIT PREMISES ACT MODIFICATIONS

SENATE COMMITTEE AMENDMENTS

AMENDMENT 1

FEBRUARY 25, 2011 11:46 AM

Senator **Benjamin M. McAdams** proposes the following amendments:

1. *Page 1, Lines 15 through 18:*

15 before the commencement of a rental agreement; and  
16       ► provides for consequences if an owner fails to deliver possession of a residential  
17 rental unit as provided in the rental agreement {~~; and~~} and  
18       {~~prohibits an owner from taking specified retaliatory action against a renter.~~}

2. *Page 2, Line 28:*

28       {~~57-22-4.2, Utah Code Annotated 1953~~}

3. *Page 3, Line 76 through Page 4, Line 91:*

76       {~~Section 3. Section 57-22-4.2 is enacted to read:~~  
77       ~~57-22-4.2. Prohibited retaliatory action by owner -- Limitation.~~  
78       ~~(1) An owner may not bring or threaten to bring an eviction or other civil action, or~~  
79       ~~take or threaten to take any other action, against a renter in retaliation based primarily on a~~  
80       ~~renter:~~  
81       ~~(a) organizing or joining a renters' union or similar organization;~~  
82       ~~(b) expressing an intention to complain or complaining to a governmental entity about~~  
83       ~~a matter relating to the renter's residential rental unit;~~  
84       ~~(c) making a complaint in good faith to the owner or the owner's agent;~~  
85       ~~(d) filing or expressing an intention to file a lawsuit or administrative action against the~~  
86       ~~owner;~~  
87       ~~(e) testifying in a judicial or administrative proceeding or before a public body; or~~  
88       ~~(f) exercising any other right or remedy provided by law.~~  
89       ~~(2) Subsection (1) may not be construed to prohibit an owner from:~~  
90       ~~(a) evicting a renter as provided elsewhere in this chapter; or~~  
91       ~~(b) exercising a right the owner has under other applicable law.~~}