

212 (i) ~~H→ [(A)] ←H~~ completion of any live good landlord training program offered by any
 212a other
 213 Utah city that offers a good landlord program; H→ [and
 214 ~~—— (B) familiarity with the essential provisions of that municipality's good landlord~~
 215 ~~program;] ←H~~
 216 (ii) ~~H→ [(A)] ←H~~ that the residential landlord has H→ a ←H current H→ ["certified
 216a1 ~~property manager"~~
 216a ~~status with~~
 217 ~~the Utah Division of Real Estate] professional designation of "property manager" ←H ; S→or ←S~~
 217a ~~H→ [and~~
 218 ~~—— (B) familiarity with the essential provisions of that municipality's good landlord~~
 219 ~~program;] ←H~~
 220 ~~S→ [(iii) an exemption from continuing education from the Division of Real Estate under~~
 221 ~~Subsection 61-2f-204(2)(a)(iv)(B); or~~
 222 ~~—— (iv)] (iii) ←S~~ compliance with a requirement described in Subsection (4).
 223 (f) "Good landlord training program" means a program offered by a municipality to
 224 encourage business practices that are designed to reduce the disproportionate cost of municipal
 225 services to residential rental units by offering a disproportionate rental fee reduction for any
 226 landlord who:
 227 (i) (A) completes a landlord training program provided by the municipality; or
 228 (B) is an exempt landlord;
 229 (ii) implements measures to reduce crime in rental housing as specified in a municipal
 230 ordinance or policy; and
 231 (iii) operates and manages rental housing in accordance with an applicable municipal
 232 ordinance.
 233 (g) "Municipal services" means:
 234 (i) public utilities;
 235 (ii) police;
 236 (iii) fire;
 237 (iv) code enforcement;
 238 (v) storm water runoff;
 239 (vi) traffic control;
 240 (vii) parking
 241 (viii) transportation;
 242 (ix) beautification; or

243 (x) snow removal.

244 (h) "Municipal services study" means a study of the cost of all municipal services to
 245 rental housing that:

246 (i) are reasonably attributable to the rental housing; and

247 (ii) exceed the municipality's cost to serve similarly-situated, owner-occupied housing.

248 (2) The legislative body of a municipality may charge and collect a disproportionate
 249 rental fee on a business that causes disproportionate costs to municipal services if the
 250 municipality:

251 (a) has performed a municipal services study; and

252 (b) adopts a disproportionate rental fee that does not exceed the amount that is justified
 253 by the municipal services study on a per residential rental unit basis.

254 (3) A municipality may not:

255 (a) impose a disproportionate rental fee on an exempt business;

256 (b) require a landlord to deny tenancy to an individual released from probation or
 257 parole whose conviction date occurred more than four years before the date of tenancy; or

258 (c) without cause and notice, require a landlord to submit to a random building
 259 inspection.

260 (4) In addition to a requirement or qualification described in Subsection (1)(e), a
 261 municipality may recognize a landlord training described in its ordinance.

262 (5) ~~H~~→ (a) ←~~H~~ If a municipality adopts a good landlord program, the municipality shall
 262a provide an
 263 appeal procedure affording due process of law to a landlord who is denied a disproportionate
 264 rental fee reduction.

264a **~~H~~→ (b) A municipality may not adopt a new disproportionate rental fee unless the**
 264b **municipality provides a disproportionate rental fee reduction. ←~~H~~**

265 Section 3. Section **10-8-85.5** is amended to read:

266 **10-8-85.5. "Rental dwelling" defined -- Municipality may require a business**
 267 **license or a regulatory business license and inspections -- Exception.**

268 (1) As used in this section, "rental dwelling" means a building or portion of a building
 269 that is:

270 (a) used or designated for use as a residence by one or more persons; and

271 (b) (i) available to be rented, loaned, leased, or hired out for a period of one month or
 272 longer; or

273 (ii) arranged, designed, or built to be rented, loaned, leased, or hired out for a period of