

28 (a) "Business" means the rental of one or more residential units within a municipality.

29 (b) "Disproportionate rental fee" means a fee adopted by a municipality to recover its
30 disproportionate costs of providing municipal services to residential rental units compared to
31 similarly-situated owner-occupied housing.

32 (c) "Disproportionate rental fee reduction" means a reduction of a disproportionate
33 rental fee as a condition of complying with the requirements of a good landlord training
34 program.

35 (d) "Exempt business" means the rental of a residential unit ~~H→~~ [f] **within a single**
35a **structure**

36 **that contains [†that:**

37 ~~—— (i) contains within a single structure:~~

38 ~~—— [(i)] (A) ←H no more than four residential units H→ [;and] .~~

39 ~~[(ii)] (B) one unit occupied by the owner[.]; or~~

40 ~~—— (ii) is subject to an association under Title 57, Chapter 8, Condominium Ownership~~

41 ~~Act, or Title 57, Chapter 8a, Community Association Act.] ←H~~

42 (e) "Exempt landlord" means a residential landlord who demonstrates to a
43 municipality:

44 (i) completion of any live good landlord training program offered by any other Utah
45 city that offers a good landlord program;

46 (ii) that the residential landlord has a current professional designation of "property
47 manager"; or

48 (iii) compliance with a requirement described in Subsection (6).

49 (f) "Good landlord training program" means a program offered by a municipality to
50 encourage business practices that are designed to reduce the disproportionate cost of municipal
51 services to residential rental units by offering a disproportionate rental fee reduction for any
52 residential landlord who:

53 (i) (A) completes a landlord training program provided by the municipality; or

54 (B) is an exempt landlord;

55 (ii) implements measures to reduce crime in rental housing as specified in a municipal
56 ordinance or policy; and

57 (iii) operates and manages rental housing in accordance with an applicable municipal
58 ordinance.