

90 accommodation in this state, and to places of amusement or resort to which the public is  
91 invited.

92 (4) (a) [~~A person~~] An individual with a disability has equal rights and access to public  
93 and private housing accommodations offered for rent, lease, or other compensation in this state.

94 (b) This chapter does not require a person renting, leasing, or selling private housing or  
95 real property to modify the housing or property in order to accommodate [~~a person~~] an  
96 individual with a disability or to provide a higher degree of care for that [~~person~~] individual  
97 than for someone who is not [~~a person~~] an individual with a disability.

98 (c) A person renting, leasing, or selling private housing or real property to [~~a person~~] an  
99 individual with a disability shall comply with the provisions of Section 62A-5b-104[~~, regarding~~  
100 ~~the right of the person to be accompanied by a service animal specially trained for that~~  
101 ~~purpose~~].

102 Section 4. Section **62A-5b-104** is amended to read:

103 **62A-5b-104. Right to be accompanied by service animal or assistance animal --**  
104 **Security deposits -- Discrimination -- Liability -- Identification.**

105 (1) (a) [~~A person~~] An individual with a disability has the right to be accompanied by a  
106 service animal, unless the service animal is a danger or nuisance to others as interpreted under  
107 the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12102:

108 (i) in any of the places specified in Section 62A-5b-103; and

109 (ii) without additional charge for the service animal.

110 (b) ~~Ĥ→~~ (i) [~~This section does not prohibit an~~] An ~~←Ĥ~~ owner or lessor of private housing  
111 accommodations ~~Ĥ→ [from charging a person, including [a person] an individual with a disability, a~~  
112 ~~reasonable deposit as security for any damage or wear and tear that might be caused by a~~  
113 ~~service animal or assistance animal if the owner or lessor would charge a similar deposit to~~  
114 ~~other persons for potential wear and tear.]~~ may charge a person, including an individual with a  
114a disability who is accompanied by a service animal or an assistance animal, the same security  
114b deposit for wear and tear that the owner or lessor charges to other persons who are not  
114c accompanied by a service animal or an assistance animal.

114d (ii) An owner or lessor of private housing may not charge an extra fee or deposit for a  
114e service or assistant animal. ~~←Ĥ~~

115 (c) An owner or lessor of private housing accommodations may not, in any manner,  
116 discriminate against [~~a person~~] an individual with a disability on the basis of the [~~person's~~]  
117 individual's possession of a service animal or assistance animal.

118 (2) [~~A person~~] An individual who is not [~~a person~~] an individual with a disability has  
119 the right to be accompanied by an animal that is in training to become a service animal or a  
120 police service canine, as defined in Section 53-16-102: