

S.B. 159
FORCIBLE ENTRY AND DETAINER

Senator **Margaret Dayton** proposes the following amendments:

1. *Page 2, Lines 40 through 43:*

40 (b) ~~{subject to Subsection (3).}~~ by sending a copy through registered [or] mail, certified
41 mail, or an equivalent means, addressed to the tenant at the tenant's residence[or, if the tenant is
42 a commercial tenant, by sending a copy through registered or certified mail addressed to the
43 commercial tenant's], leased property, or usual place of business;

2. *Page 2, Lines 57 through 58:*

57 ~~{(3) Service by mail under Subsection (1)(b) is complete three calendar days after~~
58 ~~mailing.}~~

3. *Page 3, Lines 73 through 83:*

73 ~~{(b) A summons requiring a response within three business days under this section may~~
74 ~~be used with a complaint, counterclaim, third-party claim, or similar claim.~~
75 ~~— (c) The time frames provided in this section may not be expanded by including~~
76 ~~multiple causes of action in a complaint beyond unlawful detainer.}~~ (b) A claim for unlawful
detainer brought by counterclaim shall be served to any opposing party in accordance with Utah Rules
of Civil Procedure, and any response required shall be due within the timelines stated under Subsection
(3)(a)
77 ~~{(4) (a) The court may authorize service by publication [or], mail, or email for cause~~
78 ~~shown.~~
79 ~~— [(5)] (b) Service by publication is complete one week after publication.~~
80 ~~— [(6)] (c) Service by mail is complete three calendar days after mailing.~~
81 ~~— (d) Service by email is complete upon sending.~~
82 ~~— [(7)] (5) The summons shall be changed in form to conform to the time of service as~~
83 ~~ordered, and shall be served as in other cases.}~~
(4) The court may authorize alternative service pursuant to the Utah Rules of Civil Procedure.

4. *Page 4, Line 109:*

109 evidentiary hearing upon ~~{the plaintiff's}~~ request within 10 days after the day on which the