

57 (i) the owner fails to provide a disclosure to the prospective renter as required under
58 Subsection (3)(a);

59 (ii) the prospective renter pays money to the owner that the owner charged in violation
60 of Subsection (3)(a);

61 (iii) the prospective renter and the owner do not enter into a rental agreement; and

62 (iv) the written demand:

63 (A) is delivered to the owner within ~~15~~ **30** ~~15~~ days after the day on which the
63a prospective

64 renter pays the money described in Subsection (4)(a)(ii);

65 (B) references each fee, tax, assessment, or other cost that the prospective renter
66 alleges the owner charged in violation of Subsection (3)(a); and

67 (C) requests the return of the money the prospective renter paid the owner as described
68 in Subsection (4)(a)(ii).

69 (b) An owner who receives a written demand as described in Subsection (4)(a) shall
70 refund the money described in Subsection (4)(a)(ii) within seven days after the day on which
71 the owner receives the written demand.

72 (5) An owner may not charge a renter under a rental agreement a fee, tax, assessment,
73 or other cost that is not included in the rental agreement, unless:

74 (a) the tenancy is month to month; and

75 (b) the owner provides the renter a 15-day notice of the charge.

76 (6) Before an owner and a prospective renter enter into a rental agreement, the owner
77 shall:

78 (a) provide the prospective renter a written inventory of the condition of the residential
79 rental unit, excluding ordinary wear and tear;

80 (b) furnish the renter a form to document the condition of the residential rental unit and
81 then allow the resident a reasonable time after the renter's occupancy of the residential rental
82 unit to complete and return the form; or

83 (c) provide the prospective renter an opportunity to conduct a walkthrough inspection
84 of the residential rental unit.

85 ~~(4)~~ (7) At or before the commencement of the rental term under a rental agreement,
86 an owner shall:

87 (a) disclose in writing to the renter: