

Representative James A. Dunnigan proposes the following substitute bill:

UNLAWFUL DETAINER AMENDMENTS

2020 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: James A. Dunnigan

Senate Sponsor: Kirk A. Cullimore

LONG TITLE

General Description:

This bill amends provisions related to unlawful detainer of property.

Highlighted Provisions:

This bill:

▶ reinstates references to the federal law governing certain aspects of a foreclosure of residential property occupied by a tenant;

▶ amends a requirement for unlawful detainer by a tenant if the tenant fails to make payments, continues to possess the property, and receives notice;

▶ provides that if a court denies a submitted order of restitution when a tenant continues to possess the property, the court shall give notice to the parties upon request and hold a hearing;

▶ provides that if the tenant fails to ~~H→~~ **[appeal]** appear ~~←H~~ the court shall issue an order of restitution

and enter a default judgment, unless the court finds otherwise;

▶ allows for a court to issue an order of restitution regardless of whether a judgment is entered;

▶ allows for the court to modify a judgment for additional amounts owed;

▶ requires a defendant to provide an address to the court and plaintiff within a certain time period;

1st Sub. H.B. 462

