



House of Representatives *State of Utah*

UTAH STATE CAPITOL COMPLEX • 350 STATE CAPITOL
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February 17, 2021

Mr. Speaker,

The Business and Labor Committee recommends **H.B. 68**, RENTAL EXPENSES DISCLOSURE REQUIREMENTS, by Representative M. Judkins, be replaced and reports a favorable recommendation on **1st Sub. H.B. 68**, RENTAL EXPENSES DISCLOSURE REQUIREMENTS with the following amendments:

1. *Page 2, Lines 49 through 56:*

- 49 (i) a good faith estimate of:
50 (A) the rent amount; and
51 (B) the amount of each fixed, non-rent ~~{related}~~ expense that is part of
the rental agreement; =
(ii) the type of each use-based, non-rent expense that is part of the rental
agreement;
52 ~~{(ii)}~~ (iii) the day on which the residential rental unit is scheduled to be
available;
53 ~~{(iii)}~~ (iv) the criteria that the owner will consider in determining the
prospective renter's
54 eligibility as a renter in the residential rental unit, including criteria related to the
prospective
55 renter's criminal history, credit, income, employment, or rental history; and
56 ~~{(iv)}~~ (v) the requirements and process for the prospective renter to
recover money the

2. *Page 3, Lines 60 through 65:*

- 60 (4) (a) A prospective renter may make a written demand to the owner of a
residential
61 rental unit requesting the return of money the prospective renter paid in relation to the

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- rental of
- 62 the residential rental unit, if:
- 63 (i) (A) an amount the owner provides in the good-faith estimate described in
Subsection (3)
- 64 is different than the amount in the rental agreement: or
(B) the rental agreement includes a type of use-based, non-rent expense that
was not disclosed under Subsection (3); and
- 65 (ii) the prospective renter:

Respectfully,

Joel Ferry
Chair

Voting: 12-0-4

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