



House of Representatives *State of Utah*

UTAH STATE CAPITOL COMPLEX • 350 STATE CAPITOL
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February 24, 2023

Mr. Speaker,

The Business and Labor Committee reports a favorable recommendation on **3rd Sub. S.B. 191**, CONDOMINIUM AND COMMUNITY ASSOCIATION AMENDMENTS, by Senator W. A. Harper, with the following amendments:

1. Page 27, Lines 818 through 831:

818 (9) (a) A unit owner who owns a rental unit shall give an association of unit owners
the
819 documents described in Subsection (8)(b) if the unit owner is required to provide the
820 documents by court order or as part of discovery under the Utah Rules of Civil Procedure.
821 (b) If an association of unit owners' declaration lawfully prohibits or restricts
822 occupancy of the units by a certain class of individuals, the association of unit owners
may
823 require a unit owner who owns a rental unit to give the association of unit owners the
824 information described in Subsection (8)(b), if:
825 (i) the information helps the association of unit owners determine whether the
renter's
826 occupancy of the unit complies with the association of unit owners' declaration; and
827 (ii) the association of unit owners uses the information to determine whether the
828 renter's occupancy of the unit complies with the association of unit owners' declaration.
829 (c) An association that permits at least 35% of the units in the association to be
rental
830 units may charge a unit owner who owns a rental unit an annual fee of up to ~~-\$250~~
~~-}~~ \$200 to defray the
831 association's additional administrative expenses directly related to a unit that is a rental
unit ~~{.-}~~ , as detailed in an accounting provided to the unit owner.

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2. Page 37, Lines 1117 through 1131:

1117 (9) (a) A lot owner who owns a rental lot shall give an association the documents
1118 described in Subsection (8)(b) if the lot owner is required to provide the documents by
1119 order or as part of discovery under the Utah Rules of Civil Procedure.
1120 (b) If an association's declaration of covenants, conditions, and restrictions lawfully
1121 prohibits or restricts occupancy of the lots by a certain class of individuals, the
1122 association may
1123 require a lot owner who owns a rental lot to give the association the information
1124 described in
1125 Subsection (8)(b), if:
1126 (i) the information helps the association determine whether the renter's occupancy of
1127 the lot complies with the association's declaration of covenants, conditions, and
1128 restrictions;
1129 and
1130 (ii) the association uses the information to determine whether the renter's occupancy
1131 of
1132 the lot complies with the association's declaration of covenants, conditions, and
1133 restrictions.
1134 (c) An association that permits at least 35% of the lots in the association to be rental
1135 lots may charge a lot owner who owns a rental lot an annual fee of up to {~~\$250~~ =
1136 \$200 to defray the
1137 association's additional administrative expenses directly related to a lot that is a rental
1138 lot {~~.~~}, as detailed in an accounting provided to the unit owner.

Respectfully,

A. Cory Maloy
Chair

Voting: 9-0-6

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