

Utah

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Utah. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 15 categories

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1. CORE LEASE REQUIREMENTS

● 1. Lease Formation & Disclosures (Utah Code § 57-22-4(3), § 57-17-2)

■ Legal Reference: [Utah Code § 57-22-4\(3\), § 57-17-2](#) (click to view statute)

● 2. Written Lease Requirements (Utah Code § 57-22-3)

■ Legal Reference: [Utah Code § 57-22-3](#) (click to view statute)

● 3. Lease Language Requirements (Utah Code § 57-22-5(2))

■ Legal Reference: [Utah Code § 57-22-5\(2\)](#) (click to view statute)

● 4. Lease Addendums (Various Utah Code sections)

■ Legal Reference: [Various Utah Code sections](#) (click to view statute)

● 5. Lease Renewal (Utah Code § 78B-6-802)

■ Legal Reference: [Utah Code § 78B-6-802](#) (click to view statute)

● 6. Lease Termination (Utah Code § 78B-6-802)

■ Legal Reference: [Utah Code § 78B-6-802](#) (click to view statute)

● 7. Early Termination (Utah Code § 57-22-6, § 57-22-4.1)

■ Legal Reference: [Utah Code § 57-22-6, § 57-22-4.1](#) (click to view statute)

2. ENTRY & ACCESS

● 1. Landlord Right of Entry (No specific Utah statute (lease governs))

■ Legal Reference: [No specific Utah statute \(lease governs\)](#) (click to view statute)

● 2. Emergency Entry (No specific statute)

■ Legal Reference: [No specific statute](#) (click to view statute)

● 3. Tenant Privacy Rights (Utah Code § 57-22-4(2))

■ Legal Reference: [Utah Code § 57-22-4\(2\)](#) (click to view statute)

● 4. Extended Absence by Tenant (No specific statute)

■ Legal Reference: [No specific statute](#) (click to view statute)

● 5. Lockouts Prohibited (Utah Code § 57-22-4(2))

■ Legal Reference: [Utah Code § 57-22-4\(2\)](#) (click to view statute)

3. EVICTION & LEGAL PROCEDURES

- 1. Eviction for Nonpayment of Rent (Utah Code § 78B-6-802(1)(b), § 78B-6-816)

■ *Legal Reference:* [Utah Code § 78B-6-802\(1\)\(b\), § 78B-6-816](#) (click to view statute)

- 2. Eviction for Lease Violation (Utah Code § 78B-6-802(1)(b))

■ *Legal Reference:* [Utah Code § 78B-6-802\(1\)\(b\)](#) (click to view statute)

- 3. Eviction for No Cause (Holdover) (Utah Code § 78B-6-802(1)(a))

■ *Legal Reference:* [Utah Code § 78B-6-802\(1\)\(a\)](#) (click to view statute)

- 4. Eviction Process Timeline (Utah Code § 78B-6-810, § 78B-6-812)

■ *Legal Reference:* [Utah Code § 78B-6-810, § 78B-6-812](#) (click to view statute)

- 5. Illegal Eviction Methods (Utah Code § 57-22-4(2))

■ *Legal Reference:* [Utah Code § 57-22-4\(2\)](#) (click to view statute)

- 6. Abandoned Property (Utah Code § 78B-6-812)

■ *Legal Reference:* [Utah Code § 78B-6-812](#) (click to view statute)

- 7. Notice Requirements for Court Filings (Utah Code § 78B-6-804)

■ *Legal Reference:* [Utah Code § 78B-6-804](#) (click to view statute)

- 8. Retaliation Prohibited (Utah Code § 57-22-5(2), § 57-22-6)

■ *Legal Reference:* [Utah Code § 57-22-5\(2\), § 57-22-6](#) (click to view statute)

4. FAIR HOUSING & DISCRIMINATION

- 1. Protected Classes (Federal) (Federal Fair Housing Act (42 USC § 3604))

■ *Legal Reference:* [Federal Fair Housing Act \(42 USC § 3604\)](#) (click to view statute)

- 2. Protected Classes (Utah State) (Utah Fair Housing Act (Utah Code § 57-21))

■ *Legal Reference:* [Utah Fair Housing Act \(Utah Code § 57-21\)](#) (click to view statute)

- 3. Reasonable Accommodations (Federal Fair Housing Act, Utah Code § 57-21)

■ *Legal Reference:* [Federal Fair Housing Act, Utah Code § 57-21](#) (click to view statute)

- 4. Service Animals & Assistance Animals (Federal Fair Housing Act, ADA)

■ *Legal Reference:* [Federal Fair Housing Act, ADA](#) (click to view statute)

● **5. Familial Status Protections (Federal Fair Housing Act)**

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

● **6. Advertising & Marketing Compliance (Federal Fair Housing Act)**

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

● **7. Screening Criteria & Application Process (Federal Fair Housing Act, Utah Code § 57-21)**

■ *Legal Reference:* [Federal Fair Housing Act, Utah Code § 57-21](#) (click to view statute)

5. FINANCIAL TERMS

● **1. Rent Amount & Payment (Utah Code § 57-22-5(1)(g))**

■ *Legal Reference:* [Utah Code § 57-22-5\(1\)\(g\)](#) (click to view statute)

● **2. Rent Increases (Utah Code § 78B-6-802)**

■ *Legal Reference:* [Utah Code § 78B-6-802](#) (click to view statute)

● **3. Late Fees (No specific statute (general contract law))**

■ *Legal Reference:* [No specific statute \(general contract law\)](#) (click to view statute)

● **4. NSF/Bounced Check Fees (Utah Code § 7-15-1)**

■ *Legal Reference:* [Utah Code § 7-15-1](#) (click to view statute)

● **5. Application Fees (Utah Code § 57-22-4(3), § 57-22-4(5))**

■ *Legal Reference:* [Utah Code § 57-22-4\(3\), § 57-22-4\(5\)](#) (click to view statute)

● **6. Move-In Fees (No specific statute (general contract law))**

■ *Legal Reference:* [No specific statute \(general contract law\)](#) (click to view statute)

● **7. Pet Fees & Deposits (No specific statute; Federal Fair Housing Act)**

■ *Legal Reference:* [No specific statute; Federal Fair Housing Act](#) (click to view statute)

● **8. Utilities (Utah Code § 57-22-4(1), § 57-22-6)**

■ *Legal Reference:* [Utah Code § 57-22-4\(1\), § 57-22-6](#) (click to view statute)

6. LEASE CLAUSES & RESTRICTIONS

● 1. Attorney Fees Clauses (No specific statute (general contract law))

■ Legal Reference: [No specific statute \(general contract law\)](#) (click to view statute)

● 2. Automatic Renewal Clauses (No specific Utah statute)

■ Legal Reference: [No specific Utah statute](#) (click to view statute)

● 3. Right of First Refusal (No specific statute)

■ Legal Reference: [No specific statute](#) (click to view statute)

● 4. Early Termination Fees (No specific statute (general contract law))

■ Legal Reference: [No specific statute \(general contract law\)](#) (click to view statute)

● 5. Lease Buyout Provisions (No specific statute)

■ Legal Reference: [No specific statute](#) (click to view statute)

● 6. Holdover Rent Provisions (No specific statute)

■ Legal Reference: [No specific statute](#) (click to view statute)

● 7. Renewal Terms & Rent Increases (Utah Code § 78B-6-802)

■ Legal Reference: [Utah Code § 78B-6-802](#) (click to view statute)

7. LOCAL ORDINANCES

● 1. Rental Registration & Licensing (Various local ordinances)

■ Legal Reference: [Various local ordinances](#) (click to view statute)

● 2. Occupancy Limits (Local zoning ordinances)

■ Legal Reference: [Local zoning ordinances](#) (click to view statute)

● 3. Short-Term Rentals (Airbnb/VRBO) (Local ordinances)

■ Legal Reference: [Local ordinances](#) (click to view statute)

● 4. City-Specific Requirements (Various local ordinances)

■ Legal Reference: [Various local ordinances](#) (click to view statute)

● 5. HOA Rules (Utah Community Association Act (Utah Code § 57-8a))

■ Legal Reference: [Utah Community Association Act \(Utah Code § 57-8a\)](#) (click to view statute)

● **6. Condo Association Rules (Utah Condominium Ownership Act (Utah Code § 57-8))**

■ *Legal Reference:* [Utah Condominium Ownership Act \(Utah Code § 57-8\)](#) (click to view statute)

● **7. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference:* [Local zoning ordinances](#) (click to view statute)

8. MAINTENANCE & REPAIRS

● **1. Landlord Repair Obligations (Utah Code § 57-22-4(1))**

■ *Legal Reference:* [Utah Code § 57-22-4\(1\)](#) (click to view statute)

● **2. Tenant Repair Obligations (Utah Code § 57-22-5(1))**

■ *Legal Reference:* [Utah Code § 57-22-5\(1\)](#) (click to view statute)

● **3. Emergency Repairs (Utah Code § 57-22-6)**

■ *Legal Reference:* [Utah Code § 57-22-6](#) (click to view statute)

● **4. Non-Emergency Repairs (Utah Code § 57-22-6)**

■ *Legal Reference:* [Utah Code § 57-22-6](#) (click to view statute)

● **5. Maintenance Request Procedures (Utah Code § 57-22-6(2))**

■ *Legal Reference:* [Utah Code § 57-22-6\(2\)](#) (click to view statute)

● **6. Cosmetic vs. Functional Repairs (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **7. Preventive Maintenance (No specific statute (best practice))**

■ *Legal Reference:* [No specific statute \(best practice\)](#) (click to view statute)

9. PET POLICIES

● **1. Pet Restrictions & Policies (No specific Utah statute)**

■ *Legal Reference:* [No specific Utah statute](#) (click to view statute)

● **2. Pet Deposits vs. Pet Fees (Utah Code § 57-17 (deposits))**

■ *Legal Reference:* [Utah Code § 57-17 \(deposits\)](#) (click to view statute)

● **3. Pet Damage & Liability (General contract law)**

■ *Legal Reference:* [General contract law](#) (click to view statute)

● **4. Service Animal Verification (Federal Fair Housing Act, ADA)**

■ *Legal Reference:* [Federal Fair Housing Act, ADA](#) (click to view statute)

10. PROPERTY CONDITIONS & HABITABILITY

● **1. Habitability Standards (Utah Code § 57-22-4(1))**

■ *Legal Reference:* [Utah Code § 57-22-4\(1\)](#) (click to view statute)

● **2. Smoke and Carbon Monoxide Detectors (Utah Code § 57-22-4(1))**

■ *Legal Reference:* [Utah Code § 57-22-4\(1\)](#) (click to view statute)

● **3. Repairs & Maintenance Response (Utah Code § 57-22-6)**

■ *Legal Reference:* [Utah Code § 57-22-6](#) (click to view statute)

● **4. Lead-Based Paint Disclosure (Federal requirement (42 USC 4852d))**

■ *Legal Reference:* [Federal requirement \(42 USC 4852d\)](#) (click to view statute)

● **5. Mold Disclosure (No specific Utah statute)**

■ *Legal Reference:* [No specific Utah statute](#) (click to view statute)

● **6. Bedbugs (No specific Utah statute)**

■ *Legal Reference:* [No specific Utah statute](#) (click to view statute)

● **7. Pest Control (Utah Code § 57-22-4(1))**

■ *Legal Reference:* [Utah Code § 57-22-4\(1\)](#) (click to view statute)

● **8. Weather-Related Requirements (Utah Code § 57-22-4(1))**

■ *Legal Reference:* [Utah Code § 57-22-4\(1\)](#) (click to view statute)

11. PROPERTY MANAGEMENT LICENSING

● **1. Real Estate Broker License (Utah Code § 61-2f-101 et seq.)**

■ *Legal Reference:* [Utah Code § 61-2f-101 et seq.](#) (click to view statute)

● **2. Property Management Agreements (Utah Code § 61-2f-308)**

■ *Legal Reference:* [Utah Code § 61-2f-308](#) (click to view statute)

● **3. Trust Account Requirements (Utah Code § 61-2f-401)**

■ *Legal Reference:* [Utah Code § 61-2f-401](#) (click to view statute)

● **4. Record Retention (Utah Administrative Code R162-2f)**

■ *Legal Reference:* [Utah Administrative Code R162-2f](#) (click to view statute)

● **5. Advertising Requirements (Utah Code § 61-2f-308)**

■ *Legal Reference:* [Utah Code § 61-2f-308](#) (click to view statute)

● **6. Continuing Education (Utah Code § 61-2f-203)**

■ *Legal Reference:* [Utah Code § 61-2f-203](#) (click to view statute)

12. REPORTING & DOCUMENTATION

● **1. Record Retention Requirements (Utah Administrative Code R162-2f (licensed managers))**

■ *Legal Reference:* [Utah Administrative Code R162-2f \(licensed managers\)](#) (click to view statute)

● **2. Rent Payment Records (General business practice)**

■ *Legal Reference:* [General business practice](#) (click to view statute)

● **3. Maintenance Logs (General business practice, Utah Code § 57-22-6)**

■ *Legal Reference:* [General business practice, Utah Code § 57-22-6](#) (click to view statute)

● **4. Inspection Reports (Utah Code § 57-17-2 (move-in/move-out))**

■ *Legal Reference:* [Utah Code § 57-17-2 \(move-in/move-out\)](#) (click to view statute)

● **5. Tax Reporting (1099 Forms) (IRS requirements)**

■ *Legal Reference:* [IRS requirements](#) (click to view statute)

● **6. Lead Paint Records (Federal requirement (42 USC 4852d))**

■ *Legal Reference:* [Federal requirement \(42 USC 4852d\)](#) (click to view statute)

● **7. Fair Housing Compliance Documentation (Federal Fair Housing Act)**

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

● **8. Insurance Certificates (General business practice)**

■ *Legal Reference:* [General business practice](#) (click to view statute)

● **9. Annual Financial Statements (Property management agreement terms)**

■ *Legal Reference:* [Property management agreement terms](#) (click to view statute)

● **10. Database & Digital Records (General business practice)**

■ *Legal Reference:* [General business practice](#) (click to view statute)

13. SECURITY DEPOSITS

● **1. Security Deposit Limits (Utah Code § 57-17-2)**

■ *Legal Reference:* [Utah Code § 57-17-2](#) (click to view statute)

● **2. Security Deposit Storage (Utah Code § 57-17-2)**

■ *Legal Reference:* [Utah Code § 57-17-2](#) (click to view statute)

● **3. Security Deposit Return (Utah Code § 57-17-3)**

■ *Legal Reference:* [Utah Code § 57-17-3](#) (click to view statute)

● **4. Allowable Deductions (Utah Code § 57-17-3(1))**

■ *Legal Reference:* [Utah Code § 57-17-3\(1\)](#) (click to view statute)

● **5. Itemization Requirements (Utah Code § 57-17-3(2)(c))**

■ *Legal Reference:* [Utah Code § 57-17-3\(2\)\(c\)](#) (click to view statute)

● **6. Penalties for Wrongful Withholding (Utah Code § 57-17-5)**

■ *Legal Reference:* [Utah Code § 57-17-5](#) (click to view statute)

● **7. Move-In/Move-Out Inspection (Utah Code § 57-17-2)**

■ *Legal Reference:* [Utah Code § 57-17-2](#) (click to view statute)

14. SPECIAL HOUSING TYPES

● **1. Subsidized Housing (Federal HUD regulations, Utah Code § 57-21-5)**

■ *Legal Reference:* [Federal HUD regulations, Utah Code § 57-21-5](#) (click to view statute)

● **2. Student Housing (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **3. Senior Housing (55+) (Federal Fair Housing Act (55+ housing exemption))**

■ *Legal Reference:* [Federal Fair Housing Act \(55+ housing exemption\)](#) (click to view statute)

- 4. Mobile Homes & Manufactured Housing (Utah Code § 57-16 (Mobile Home Park Residency Act))

■ Legal Reference: [Utah Code § 57-16 \(Mobile Home Park Residency Act\)](#) (click to view statute)

- 5. Commercial Property (No residential landlord-tenant laws apply)

■ Legal Reference: [No residential landlord-tenant laws apply](#) (click to view statute)

15. TENANT RIGHTS & RESPONSIBILITIES

- 1. Tenant Habitability Obligations (Utah Code § 57-22-5(1))

■ Legal Reference: [Utah Code § 57-22-5\(1\)](#) (click to view statute)

- 2. Rent Withholding Rights (Utah Code § 57-22-6(4)(a)(i))

■ Legal Reference: [Utah Code § 57-22-6\(4\)\(a\)\(i\)](#) (click to view statute)

- 3. Repair and Deduct Rights (Utah Code § 57-22-6(4)(a)(ii))

■ Legal Reference: [Utah Code § 57-22-6\(4\)\(a\)\(ii\)](#) (click to view statute)

- 4. Guest Policies (No specific statute)

■ Legal Reference: [No specific statute](#) (click to view statute)

- 5. Subletting & Assignment (No specific Utah statute)

■ Legal Reference: [No specific Utah statute](#) (click to view statute)

- 6. Renter's Insurance (No specific Utah statute)

■ Legal Reference: [No specific Utah statute](#) (click to view statute)

- 7. Tenant Right to Organize (No specific Utah statute)

■ Legal Reference: [No specific Utah statute](#) (click to view statute)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. City-Specific Requirements (Various local ordinances)**

■ *Legal Reference:* [Various local ordinances](#)

For the most current information, always consult official state sources.

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■ Questions or need legal review? Contact: **support@enCompliance.com**

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