

SALT LAKE CITY LANDLORD/ TENANT PROGRAM

The Landlord Tenant Program is designed to promote best practices in the management of City Rental dwellings. Similar programs across the country and in other Utah communities have been successful in fostering the health, safety and welfare of residents and residential neighborhoods.

Under the program, all residential rental properties, including single and double family homes, boarding houses and fraternities/sororities, require a business license. Participation in the Landlord/Tenant Program, however, is voluntary.

Participation Benefits

1. Landlords who participate in the program are eligible for up to a 95% discount on the annual licensing fees. Licensing fees for participation in the program is \$35.00 per unit. Licensing fees for non-participation is \$342.00 per unit.
2. Other benefits include: more profitable property ventures, potentially enhanced property values, better maintained and operated properties and a decrease in crime.

Participation Requirements

1. Landlords must complete a City-approved training course of not less than four (4) hours within six months of applying for participation into the program. Further, landlords must complete a refresher training course every three years thereafter.
2. Landlords are required to keep records of all occupancy denials and evictions and will provide the City with reasonable access to all rental records.
3. Landlords are required to be in compliance with City and other code provisions for fire safety, zoning, unit legalization and property maintenance.
4. Landlord agrees to maintain records of landlord/tenant meetings or communications.
5. Landlords are required to operate the property in compliance with local, state and federal laws governing non-discrimination and fair housing.
6. Landlords are encouraged, but NOT required, to perform tenant background and credit checks.
7. Landlords are required to take appropriate eviction measures upon receiving substantial evidence that a tenant has been involved in criminal activity or nuisance activity.

How do I sign up for participation in the program?

1. Complete a Landlord/Tenant participation application or a New Application.
2. Sign a Management Agreement with the City.
3. Within six (6) months of applying for the program, the Landlord must attend a City-approved landlord training course of not less than four (4) hours. Courses are available at:

Utah Apartment Association
www.uaahq.org
(801) 487-5619

The Good Landlord
www.thegoodlandlord.net
(801) 554-0475

Advantage Residential Management
www.advantagemanage.com
(801) 244-5255

Salt Lake City will be sending out information with renewal notices. Renewal notice show fee due with participation and non-participation fees.