

Chapter 5.15 LANDLORD/TENANT INITIATIVE

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5.15.010: ESTABLISHMENT OF LANDLORD/TENANT INITIATIVE PROGRAM:

A. Purpose And Intent: The city council finds:

1. A significant portion of the city's housing stock consists of rental dwellings;
2. Proper management of rental dwelling housing is important to the health, safety, and welfare of persons residing in such housing as well as to city residents generally; and
3. A rental dwelling owner, or the owner's agent, who manages the owner's rental dwellings in accordance with applicable provisions of this chapter, thereby reducing demand for city services to such dwellings, shall receive a reduction in the disproportionate rental fee payable under section [5.04.070](#) of this title.

B. Establishment Of Landlord/Tenant Initiative Program: There is hereby established a voluntary incentive program, to be known as the landlord/tenant initiative (sometimes also referred to as a "good landlord program") wherein disproportionate rental fees payable under section [5.04.070](#) of this title will be reduced for any owner of a rental dwelling who meets the requirements of this chapter.

1. All applicants for a rental dwelling license shall be informed of the availability of the program.
2. The costs that constitute disproportionate costs and the amounts that are reasonably related to the costs of services provided by the city shall be as set forth in a disproportionate costs study adopted by the city council by ordinance. (Ord. 49-12, 2012)

5.15.015: DEFINITIONS:

For the purpose of administering and enforcing the provisions of this chapter the following definitions

shall apply:

DISPROPORTIONATE RENTAL FEE: A fee adopted by the city to recover its disproportionate costs of providing municipal services to residential rental units compared to similarly situated owner occupied housing.

DISPROPORTIONATE RENTAL FEE REDUCTION: A reduction of a disproportionate rental fee as a condition of complying with the requirements of the city's landlord/tenant initiative program.

EXEMPT LANDLORD: A residential landlord who demonstrates to the city:

- A. Timely completion of any live good landlord training program provided by any other Utah city that offers a program similar to the city's landlord/tenant initiative program; or
- B. That the landlord has a current professional designation of "property manager". (Ord. 49-12, 2012)

5.15.020: PROGRAM ADMISSION REQUIREMENTS:

A. Application: An owner of a rental dwelling who meets the requirements set forth in this section may apply for admission to the landlord/tenant initiative program and, if admitted, shall receive a disproportionate rental fee reduction as shown on the Salt Lake City consolidated fee schedule.

B. Admission Requirements: The following requirements shall apply to the rental dwelling owner or agent of the owner responsible for day to day management of the owner's rental dwellings. In order to be admitted to the program, the owner or the owner's agent shall:

1. Complete an application which provides rental dwelling owner and management information deemed necessary by the mayor to meet the requirements of this chapter;
2. Complete a four (4) hour training program having the content provided in section [5.15.040](#) of this chapter unless the owner or owner's agent is an "exempt landlord" as defined in section [5.15.015](#) of this chapter;
3. Complete a similar four (4) hour training program every three (3) years after completion of the initial four (4) hour program unless the owner or owner's agent is an "exempt landlord" as defined in section [5.15.015](#) of this chapter; and
4. Execute a written agreement with the city regarding the management of the owner's rental dwellings as provided in section [5.15.030](#) of this chapter. (Ord. 49-12, 2012)

5.15.030: CONTENT OF RENTAL DWELLING MANAGEMENT AGREEMENT:

A. Agreement Provisions: A rental dwelling management agreement referred to in section [5.15.020](#) of this chapter shall include provisions that:

1. Specify measures, approved by the mayor, to be taken at the rental dwelling premises intended to reduce crime;
2. Require compliance with city and other code provisions applicable to the premises, including, but not limited to, building, fire, mechanical, and plumbing codes; snow removal; weed control; and noise;
3. Require nondiscrimination and fair housing as provided in local, state, and federal law;
4. Prohibit retaliation against any tenant as the result of reporting violations of a lease agreement, rental dwelling management agreement, or this code;
5. Require the rental dwelling owner to track annually occupancy denials and evictions, and provide a record thereof to the city on request;
6. Require the rental dwelling owner, or owner's agent, to:
 - a. Provide the owner's tenants with a telephone number and/or e-mail address which tenants may use to contact the owner, or the owner's agent, regarding any tenant question or concern, and
 - b. Meet in person with the owner's tenants at least once annually to discuss any tenant questions or concerns.
7. Encourage, but not require, tenant background and credit checks; and
8. Require the rental dwelling owner to be excluded from the landlord/tenant initiative program upon noncompliance with the provisions of this chapter or the rental dwelling management agreement.

B. Compliance: A rental dwelling owner shall be considered in compliance with this section if a violation is corrected in the time required under any notice of violation issued by the city. (Ord. 49-12, 2012)

5.15.040: CONTENT OF TRAINING PROGRAM; TRAINERS:

- A. Content: The training program required under section [5.15.020](#) of this chapter shall advise rental dwelling owners about steps that may be taken to reduce crime, including, but not limited to, actions recommended by the International Crime-Free Association and the crime prevention through environmental design program. The program also may provide training regarding best management practices, fair housing law, applicable city ordinance requirements, and any other subject deemed appropriate by the mayor which is consistent with the purpose of this chapter.
- B. Trainers: The training program required under section [5.15.020](#) of this chapter may, as determined by the mayor, be taught by city personnel or by other persons or entities with expertise in the subject matter required under subsection A of this section. A person who completes a training program which includes some or all of the content required under

subsection A of this section may, as approved by the mayor, receive credit for the training required under section [5.15.020](#) of this chapter. (Ord. 74-09, 2009)

5.15.050: COMPLETION OF TRAINING PROGRAM:

- A. First Time Applicants: Unless an exempt landlord under section [5.15.015](#) of this chapter, a first time applicant to the landlord/tenant initiative program shall complete required training within six (6) months after the owner's rental dwelling license is approved. Failure by the rental dwelling owner, or the owner's agent, to timely complete the program shall be grounds for disqualifying the owner from participating in the program.
- B. License Renewal Applicants: A rental dwelling owner who renewed the owner's business license for calendar year 2011 is automatically eligible for admission into the landlord/tenant initiative program for 2012 upon completion of aforementioned applications and training within six (6) months after renewal. A rental dwelling owner who needs to obtain a business license shall, upon application, be allowed to pay the discounted disproportionate cost fee but shall complete the obligations of the program within six (6) months or shall pay the remaining rental dwelling disproportionate cost fee.
- C. New Rental Properties: A rental dwelling owner who acquires one or more new rental properties or misses an admission deadline as described herein may request a review for admission by the license office. The license office shall review all such requests and make a determination of admission within thirty (30) days after a review request is received. (Ord. 49-12, 2012)

5.15.060: CONTINUING COMPLIANCE REQUIRED:

The disproportionate rental fee reduction authorized under this chapter is conditioned upon the rental dwelling owner's compliance with the requirements of the landlord/tenant initiative program during the term of the licensing year for which the reduction is granted. No disproportionate rental fee reduction shall be given to any owner of a rental dwelling unless the city finds the requirements of this chapter have been met. (Ord. 49-12, 2012)

5.15.070: DISQUALIFICATION:

- A. License Office Duties: If the license office receives evidence that a rental dwelling owner or the owner's agents have violated the provisions of this chapter or the owner's rental dwelling management agreement with the city, the license supervisor shall:
1. By certified mail, notify the rental dwelling license holder of the violation and the basis for such action; and
 2. Assess the rental dwelling license holder for any disproportionate rental fees reduced under this chapter for the currently applicable license period.

B. Appeal: A rental dwelling owner or agent who receives a notification and assessment as provided in subsection A of this section may appeal such action to the mayor as provided in [chapter 5.02](#) of this title.

C. Finding Of Noncompliance: If it is determined that a rental dwelling owner, or any of the owners' rental dwelling units, have not complied with the requirements of the landlord/tenant initiative program during any portion of the licensing period for which a reduction was provided, the owner, together with all of the owner's rental dwelling units, shall be disqualified from the program, and the disproportionate rental fee reduction shall be disallowed for the entirety of the term of such license. The rental dwelling owner shall pay the full disproportionate rental fee for every rental dwelling unit listed on the owner's license application for that year.

D. Readmission: After disqualification, the rental dwelling owner may qualify for readmission to the landlord/tenant initiative program in the next licensing year only if the owner has corrected the problems leading to disqualification and has paid all amounts due in the prior year. (Ord. 49-12, 2012)

5.15.080: ADOPTION OF RULES AND REGULATIONS:

The license officer may adopt rules and regulations, approved by the mayor, to implement the provisions of this chapter. Such rules and regulations shall not conflict with this chapter or other law. (Ord. 37-11, 2011)