

# HB268: UTAH FIT PREMISES ACT AMENDMENTS Representative Gay Lynn Bennion

## Where Privacy ~ Meets Safety

**Under HB 268 an owner shall:  
Provide a renter 24 hour notice before entering unless:**

- The owner receives express permission from the renter for the particular entry.
- There exists an emergency that poses an immediate risk of bodily injury or damage to property.
- The renter abandons the property.
- A court of competent jurisdiction grants the owner access.

### Analysis

Based on analysis of many leases, the 24 Hour notice that is in state code is superseded by lease. ***LANGUAGE LIFTED FROM a single LEASE BELOW***

~Right of Entry Unless otherwise restricted by law, Owner may enter the Premises during reasonable hours with or without notice in order to inspect, make repairs, provide general or preventive maintenance, replace filters, leave any notices, and/or for any other reasonable business purposes while Resident is present in the Premises.

~If resident is not present at the Premises, then owner will have the same right to make such entries by duplicate or master key. If, in Owner's opinion, there exists an emergency or a violation of this Agreement exists, Owner may enter without notice at any time for any inspection, repair, or to determine the condition or occupancy of the Premises.

~It is the intent of the parties hereto that this provision grant to Owner immediate access if Resident is in default of any term of this Agreement, immediate access if in Owner's sole opinion giving notice could change an investigation, immediate access to investigate a claimed violation, and that this provision be interpreted with the existing law to grant as broad and timely access as possible and permissible.

~Any request for maintenance or repairs shall be deemed to give Owner authority to enter the Premises without requiring notice or further permission. Owner may secure the Premises at any time Owner deems, in its sole discretion, that the security of the Premises may have been compromised, including but not limited to death of a Resident, incarceration or hospitalization of a Resident, usage of the Premises by non-residents, and protection of Owner's assets or security.

## The Utah Fit Premises Act: Was Set up in part for The Right to Peaceful Enjoyment

The purpose of this bill is to bring back the ability for one of the most common misunderstandings in a landlord-tenant business relationship, the landlord's right to enter a rental unit and a renter's right to reasonably expect that their privacy will be respected in their home.

## SAFETY FOR LANDLORDS

- ~Tenants with PTSD
- ~Tenants with Mental Health
- ~Dogs unattended

## PRIVACY SAFETY FOR TENANTS

- ~Tenant has the right to feel safe in their own home.
- ~Sexual Violence Recovery
- ~More and More people are experiencing Mental Health Issues

**The Fit Premises is not PROTECTING TENANTS currently.**