



Salt Lake City Landlord/Tenant Initiative

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The Landlord Tenant Initiative Ordinance was initially adopted by the City Council in December of 2009 and went in effect September 1, 2011.

The goal of the program is to help foster the health, safety and welfare of residents and residential neighborhoods



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Landlords who participate are authorized a 95% reduction in fee on rental dwellings.

- \$35.00 per unit for participants
- \$342.00 per unit for non-participants

These fees were calculated based on the cost of City services directly associated with rental dwellings.

The intent of the discount is to encourage education and training, while helping Landlords create a well managed rental dwelling complex or unit.



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The Landlord Tenant Ordinance requires that all Property Owners of residential rental properties obtain a business license.

- A. Rental Dwelling –Used or designated for use as a dwelling by one or more persons; and
- B. 1- Available to be rented, loaned, leased or hired out for a period of one month or longer; or
2-Arranged, designated, or built to be rented, loaned, leased or hired out for a period of one month or longer.

Participation in the program is voluntary.



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PROGRAM REQUIREMENTS:

Participating Landlords must:

- Attend a City approved training course consisting of not less than four (4) hours of instruction.
 - Names of participating trainers are available on the Business License website.
- Complete a similar four (4) hour training every three (3) years after completion of initial four (4) hour program.
- Submit a signed Management Agreement with the City.
- Agree to comply with regulations including Fire Safety, Zoning, Unit Legalization, Sanitation Regulations, Snow Removal, Weed Control and Noise Regulations.
- Require nondiscrimination and fair housing as provided in local, state, and federal law.

Salt Lake City Corporation is limited to what they can require based on State Statute **10-1-203.5**.



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PROGRAM BENEFITS:

- Better maintained and operated properties.
- More profitable property ventures.
- Decrease in crime.
- Enhanced property values.
- 95% discount in business license fees.



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- **Landlord/Tenant Direction**

We establish a relationship with Property Owners/Managers by notifying and tracking police calls of any nuisance behavior to include:

- Loud Party/Music
- Noise Ordinance Violation
- Domestic Disturbance
- Harassment
- Assault

We track all tenant complaints of housing violations. Assign inspector, track progress in repairing/correcting issues.



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• Rental Property Data

Prior to 2011 Salt Lake City only required 3 Units and above to be licensed – approximately 2,200 properties were licensed.

- Rental Records (RNT) associated with Landlord/Tenant Program = 3,996
(RNT Records may have numerous rental properties associated with their record)
- 6,650 Rental Properties are licensed totaling 50,689 Rental Units
- 418 Properties (997 Units) are Owner Occupied and are not required to participate in the Landlord/Tenant Program.
- 165 Properties (498 Units) have chosen NOT to Participate in the Landlord/Tenant Program and pay the higher rate of fees (less than 3%)



**Salt Lake City
Landlord/Tenant
Initiative**

- **Landlord/Tenant Division consists of :**
 - 1 Supervisor
 - 3 Staff Members
 - ✦ 1 Staff Member is designated to review police reports/calls.



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- **Future Goals for the Landlord/Tenant Program**
 - ❑ Create Tenant Booklet educating renters of the laws and their rights.
 - ❑ Work with CAN and their Thriving in Place (TIP) program to help landlords better understand tenant rights.
 - ❑ Incorporate suggestions from TIP to update forms and training. Landlord training is provided by a third party.
 - ❑ May require additional staff if other requirements are proposed.



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QUESTIONS?

<http://www.slc.gov/Finance/landlord-tenant/>

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