

# **SALT LAKE CITY GOOD LANDLORD PROGRAM**

## **What is the Good Landlord Program?**

Landlords also agree to evict problem tenants immediately and keep their properties “clean and green” and in compliance with city codes. They also agree to take a landlord training class approved by Salt Lake City.

In return Salt Lake City will discount participant’s business license fees up to \$322 per unit.

<b>Standard Rental License Fees</b>	<b>Fee for Good Landlord Program Participants</b>	<b>Participants Save</b>
<b>All Rental Properties    \$342 per unit</b>	<b>\$20 per unit</b>	<b>\$322 per unit</b>

## **How do I sign up for a class?**

Simply mail in the registration form on the back cover **or** register online at <http://www.uaahq.org/events/month.php>. If you have any questions please call the Utah Apartment Association at 801-487-5619. All classes are taught by the UAA and all registration is done by the UAA. **You must pay in advance and provide a valid email address. The e-mail address is essential for Police Department notification of any criminal activity at your property.**

**Find upcoming class dates on the UAA Events Calendar: <http://uaahq.org/events/month.php>**

**For information about your city’s fees, codes, or business licenses, please visit their website: <http://www.slcgov.com/landlord/>**

# SALT LAKE CITY RENTAL LICENSING AND LANDLORD/TENANT INITIATIVE



September 2011

## Explanation of Salt Lake City Business Licensing Changes

Salt Lake City has made some major changes to business licensing, and will be offering incredible new benefits to landlords who participate in its new “Landlord/Tenant Initiative” (called in some cities Good Landlord Programs).

According to the census, Salt Lake City has over 37,000 rental units. Currently only 23,000 are licensed. Those are the rental units in buildings with more than three units. There are 14,000 rental units in triplexes, duplexes and single family homes. Starting September 1, all Salt Lake City rentals, including single family homes and duplexes, will need a business license.

Rental properties in Salt Lake create a disproportionately higher cost for Salt Lake City. They have more police, fire and code enforcement costs. Utah law allows the city to pass those costs onto landlords. Beginning September 1, there will be a new fee schedule for rental licenses. There will be two fee options for landlords. Landlords who participate in the city’s new Landlord/Tenant Initiative will not only receive expanded services from the city, but they will pay lower fees.

### **New Fee Schedule**

In addition, each unit will be assessed a \$342 per unit fee if landlords choose not to participate in the partnership program. They will pay only \$20 per unit if they do (in 2010 the base fee was \$100 an owner and \$15 a unit).

All Salt Lake City landlords will pay one base fee of \$110 per year regardless of the number of units they own.\*

### Requirements to Participate in the Salt Lake City Landlord/Tenant Initiative

- 1 - Owners or their authorized agent (like a property manager) must take a city approved 4 hour Utah Landlord training course every three years (to register for a class see next page).
- 2 - Owners will be taught how to do credit and criminal background checks and how to deal with problem tenants on their own so the city isn’t called as much.
- 3 - Owners will sign an agreement with the city that they will operate according to state and local law and implement business practices that reduce cost to the city.

*\*Unless held in separate LLC’s or corporations*

More information inside



# What is the SLC Landlord/Tenant Initiative?



Dear Salt Lake City Landlord –

We applaud you for choosing to own or operate rental housing in Utah’s capitol city. It is a great service you provide to our citizens and you are very valuable partner to Salt Lake City.

In 2009, the Salt Lake City council adopted a “Landlord / Tenant Initiative.” In some cities this program is referred to as the “Good Landlord” Program. This program is intended to incentivize good management of rental dwellings and to provide additional support to good landlords. After being refined now for two years the city is ready to implement this program.

### The Basics

All owners / landlords of rental dwellings, whether single family rentals or multi-unit buildings will be licensed. This is something most cities do and is expressly allowed by state law (Utah Code 10-8-85.5) The purpose of licensing is to assure rental owners are conducting business professionally and according to code. Before now, only triplexes and larger buildings were licensed. Beginning September 1, all single family home and duplex rentals will be required to have a business license.

### **There are two options for fees.**

Option One - Fees will be set at \$110 per landlord plus \$342 per unit.

Option Two – Landlords can participate in Salt Lake City’s Landlord/Tenant Program Landlords take a training class, agree to evict disruptive tenants, and have every tenant sign a city approved addendum. Landlords who do that have their per unit fee reduced to \$20 (a \$322 per unit savings). In addition, the city will provide other benefits for participants such as notification when there is crime on your property. Landlords will pay a base fee of \$110 per year regardless of the number of units they own.

These programs have been proven to reduce crime, improve communities, and help landlords be more profitable in other Utah cities. The Utah Apartment Association encourages you to participate in the program, save the money, and invest it yourself in improving your assets and the community. Over 6,000 Utah landlords have taken the UAA’s training program (see next page for dates) and have raved about it. We know you will greatly benefit from it and highly enjoy the class.

Just so you know, if you are upset about this initially, you aren’t alone. Many landlords in many cities have been at first frustrated, only to warm to these programs over time because of the benefits they receive. If you are upset or offended by this program, I ask two things of you. First, don’t take your frustration out on city employees. Be civil and courteous to the people who implement the law. Second, get informed about this before you react. Call us here at the UAA, talk to landlords in other cities who like these programs. Come to the training program and get more information about how these programs REALLY ARE helpful to landlords and don’t take away property rights. Then if you still hate it, work to influence your city council person, mayor or legislator to make changes. Don’t be reactionary. Be informed. Feel free to call me personally.

We are excited to work with you as new partners in this program. Other cities have seen crime go down by as much as 31% on rental properties and landlords have experienced better tenants and more profitability. This program has proven a win/win in other cities and we believe it will have similar results in Salt Lake City. The UAA appreciates the willingness of Salt Lake City to create this partnership for landlords and we invite you to participate.

Sincerely, L. Paul Smith  
Executive Director, Utah Apartment Association 801-487-5619



## These Programs Benefit Cities, Landlords, Tenants and Neighborhoods

