

TRUTH IN RENTING

HB 68 RENTAL EXPENSES DISCLOSURE REQUIREMENT

The goal of HB 68 is to assure a meaningful disclosure of rental terms so that potential renters will be able to compare more readily the various rental terms available to them and to protect the consumer against inaccurate and unfair rental advertisements.

Why is this bill needed?

- This bill will protect property managers and/or landlords because renters will know in advance if they can afford to rent.
- Based on numerous accounts, many property managers and/or landlords do not disclose to a potential renter all the fees they will be required to pay prior to paying and submitting a rental application.
- Monthly mandatory fees are often not listed when rents are advertised.
- If the tenant is accepted, often they must pay a deposit or a lease initiation fee to secure the apartment before signing the lease.
- When the tenant reviews the lease, there are often monthly mandatory fees listed throughout that were not mentioned before the tenant gave money to the property manager or landlord.

THE BILL WAS FIRST INTRODUCED IN THE 2019 SESSION: TIMELINE

- Went through House Business and Labor Committee and passed with unanimous vote
- Was negotiated with advocates, city representatives, Utah Realtors Association, and Utah Apartment Association
- Passed the House by unanimous vote
- Passed Senate Business and Labor Committee by unanimous vote
- Died on the last minutes of the session on March 12, 2020

ADDITIONAL FEES

RENT	FEES	EXTRA %
\$1,405.32	\$246.72	21.3 %
\$1,317.56	\$218.56	20 %
\$1,778.41	\$263.41	17.5 %
\$1,249.62	\$149.62	13.6 %

Mandatory FEES (Monthly)

Admin Fees for Utilities
Property Tax
Property Insurance
Renters Insurance
Common Area Utilities
Camera Fee
Parking Fee
Water
Sewer, Storm Drain
Valet Trash
Garbage Fee
Pest Control Fee
Cable and Internet
(this does not include utilities)

Analysis

Based on analysis of several leases, the additional mandatory fees can range between \$150 to \$264. A potential renter must have all the accurate information about his or her financial responsibilities to the property owner before submitting and paying an application and/or a security deposit.