

# UTAH RENTERS HANDBOOK

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## **Your Rights as a Renter**

You have the right to a safe and sanitary home. In Utah, cities and counties have enacted building and health codes. Buildings in which there are major violations of these codes are not safe or decent and should not be rented to tenants. State law requires landlords to maintain rental units in compliance with these ordinances. You have the right to call a health or housing inspector if you think there is a code violation in the place you are renting.

When you rent a place to live, you are exchanging money for the right to privacy and to enjoy the place in peace and quiet. Your landlord or manager retains the right to enter the property at "reasonable times" to inspect it or make repairs. But each should notify you before doing so and ask permission. You have the right to tell them what, for you, is a "reasonable time." When you pay money for rent or for deposits, you have a right to a written receipt for it.

When you rent, you are entitled to at least fifteen days' notice of , any change in your rental agreement. If you have a lease for a specific period of time, the only changes would be ones you agreed to or ones permitted by the lease (see leases)

You have the right to expect that any repairs the landlord has agreed to make will be made within a reasonable amount of time.

You have the right to remain in the place you rent until you are legally evicted by a court order. Landlords do not have the right to lock you out or take your property only a sheriff or Constable following a court order can evict you.

## Renters Responsibilities

You lose all your rights as a renter if you are legally evicted. You can be legally evicted when you do not live up to your responsibilities as a renter.

- Pay your full rent on time. However, under certain circumstances, you have the right to withhold your rent.
- Take "reasonable care" of the property you are renting.
- It is, after all, the landlord's property and you are paying for the use of it. When you move out of the property, it must be in the same condition as it was when you moved in, except for normal wear and tear.
- Let your landlord know when you are going out of town or away from home for a period of time. If possible let them know how to contact you. If they notice you are gone, but haven't been informed ahead of time, they may think you have abandoned the property. (See Abandonment. ) Comply with local board of health rules for tenants.
- Keep the place clean.
- Inform the landlord, in writing, of needed repairs as soon as they are needed.
- Be considerate of other renters and neighbors. They have the same rights as you do. Keep the noise level in your home down, so as not to disturb other.
- Abide by all the terms of your lease or rental agreement. If it says "no pets," don't have pets.
- Do not increase the number of occupants specified in the rental agreement without written permission of the owner.
- Do not cause damage to the property.
- Do not keep, store, or sell illegal drugs.
- Give the landlord fifteen days' written notice before you move out, unless more time is specified in your lease or rental agreement

If your landlord tries to evict you because you have not lived up to your responsibilities, the fact that you have a baby or small children, that you just lost your job, or that you have no money and no place to go will not prevent a judge from evicting you.

## **Owners Responsibilities**

1. To comply with the law and the health, building, and safety codes of the city or county in which the property is located.
2. To allow you, in exchange for your rent, to live on the property in peace, without unreasonably disturbing you or allowing other tenants of the property to disturb you
3. To give you proper notice of changes in rental terms such as rent increases and of any non-emergency entries. Fifteen days is proper notice in the case of rent increase.
4. To maintain the unit in safe and healthy condition and not allow illegal drugs to be made, sold, or stored.
5. To live up to the terms of the agreement made with you
6. To follow the legal eviction procedure

You should be aware that if you try to force landlords to live up to their responsibilities, they might start an eviction case against you.

You should also know that Utah law allows a landlord to put the responsibility for repairs on the tenant by including such a section in the lease or rental agreement. If possible, do not sign such a lease.

## **Dealing with Bad Housing**

Owners are required by law to keep housing safe and sanitary. The tenants should call the Board of Health or local Building or Housing Inspector to have the unit inspected. Tenants now have several options to choose from to take care of serious problems that need repairs:

1. Withhold the rent to force repairs. This can be risky and may result in your landlord starting eviction proceedings. If your landlord wants to evict you, the landlord must follow the eviction procedure. If you do not pay rent, you may receive a 3-day pay or vacate notice. If you pay rent during that time, you can stay. If you do not pay and hold out for repairs and the landlord sues you, you must file a written answer. When you file your answer, you should tell the court that you withheld rent because the premises are not safe or unhealthy. When you go to court, be sure to subpoena the inspector and the inspection report. The judge decides if you had a good reason to withhold rent. If the judge rules against you, you will be evicted. You should decide if you want to take this risk.
2. Keep the rent current and then sue your landlord for reimbursement of rent paid - or part of it because you could not fully use the premises or enjoy them for a period of time or to repay you for damaged property such as furniture damaged by a leaky roof.
3. Give the landlord written notice of problems, repair, and sue. Tell the landlord exactly what is wrong and that you expect it to be fixed promptly. If the landlord does not make the repairs, pay for the repairs yourself (materials, labor or both) and sue the landlord in small claims court

## **Paying Rent**

Do not pay rent in cash without getting a receipt signed by your landlord or a representative. If possible, do not pay your rent by money order unless you deliver it personally and get a receipt. If a money order is lost in the mail, it takes up to six months to trace. In the meantime your landlord will want the rent that is legitimately due. This can result in your having to make two rent payments or being evicted for non-payment of rent.

Payment of rent by check gives you an automatic receipt when the landlord cashes it. You can stop payment on a check if it gets lost in the mail. You can also write on the check which month the rent is for to avoid confusion later.

## Landlord's Lien

When you move into an apartment your landlord automatically has 3 claim or lien on your personal property if you should fall behind in your rent. However the landlord cannot just walk into your apartment and take things. The landlord must get a court order which orders an officer to take and hold some of your personal property until you pay what you owe. Property that can be taken includes such things as televisions, sporting goods, stereos, etc. Property that cannot be taken includes your refrigerator, stove, one sewing machine, laundry equipment, musical instruments, bedding, professional tools or books, food storage, clothing and most furniture. The landlord cannot seize your property. Only a sheriff or constable who is following a court order can.

## EVICTION

Eviction is a quick legal process by which a landlord can get you out of your home. The eviction process, including and Court proceedings, can take as little as one week. Being left homeless is serious business, so it is important to know how the process works. .

If you own or live in a mobile home in a park, the process described in this chapter may not apply. Turn to the section under "Mobile Homes" in this handbook.

The first and most important thing you should know about eviction is: your landlord cannot lock you out of your home, move you out of your home, or take any of your property from your home before going through the three-part eviction process. Another important thing you should know is if you are evicted, the judge will order you to pay the landlord treble (or triple) damages. Treble damages are figured by multiplying the daily rent by three for each day you stay in your home after the day your eviction notice expires.

**Step 1: NOTICE** the first part of the eviction process occurs when the owner gives you written notice to leave the premise. There are five types of notices in the Utah Law which explains what evictions are:

### **Three-Day Alternative notice for non-payment**

This is the notice the owner must use if you owe rent and they want you to move out. It must say that you have a choice either to pay the amount owed or to leave within three days. If, within three days of receiving the notice, you offer the landlord the money you owe, they must accept it from you and the eviction process is stopped. If you do not offer the money within three days and you do not move out, the landlord can go onto the next step of the eviction. If you offer the money within the three days and the landlord refuses to accept it, save it - do not spend it.- Proof that you have the money and are willing to pay it to the landlord. is legal defense to a non-payment eviction suit, if you did not pay because the landlord refused to maintain the premises in a safe and healthy condition that may also be a legal defense. (See Bad Housing".)

### **Three-Day Nuisance Notice**

This is the notice the landlord must use if you are disturbing your neighbors, selling illegal drugs, damaging the property, or violating building or health codes. If you do not move within three days of receiving this notice, the landlord can, after the third day, proceed to the next step of the eviction.

### **Fifteen-Day "No-Cause" Notice**

This is the notice the landlord must use if, for no specific reason, they simply want you to move. Such a notice must be given to you fifteen days before the end of

### **Three Day Notice to Comply or Quit**

This is the notice the landlord must use if you have broken any other part of the agreement you made. This notice must give you a choice EITHER to comply with the provisions of your agreement within three days OR to leave the premises within three days. If you do not comply or leave, four days after you receive this notice the landlord can proceed with the next step of the eviction process

your rental period. if you do not move out by the beginning of the next rental period, the landlord may continue with the next part of the eviction process. This notice cannot be used during a lease.

### **Five Day Notice to "Tenant at Will"**

This is the notice the landlord must use if you have no agreement to allow you to live there for a certain time or you have been living there at the discretion of the owner. This notice must notify you to leave in five days. If you have not moved out by that time the landlord can proceed with the next part of the eviction process

## How You Can Be Told You Are Being Evicted

If you do not comply with any of these notices when you receive them, you may be subject to treble damages (three times daily rent or three times the damages you caused) .

The landlord must give you the proper notice for the situation. The landlord can give you the notice in one of four ways:

1. Hand it to you or have someone hand it to you (the person does not have to be a sheriff or a policeman) or,
2. Send you a copy by registered or certified mail to your home or,
3. Leave a copy with someone of suitable age at your home or business AND mail a copy to your address (leaving the notice with a child is legal ONLY if the child is old enough to be responsible for giving you the notice); or,
4. Post a copy on your property if you can't be located and no one responsible is home.

Your lawyer or Utah Legal Services can tell you whether the notice you receive is valid.

### Step 2: Summons and Complaints

If you do not comply with the notice you receive, the next part of the eviction process occurs. The landlord files a Complaint against you and has you served with the Complaint and a Summons. These are court papers.

You must reply in writing within the time stated on the Summons (usually three days). Attached to the Summons will be the Complaint which explains the landlord's side of the story. You must file a document with the court called answer, or you will be evicted. You should contact your lawyer or Utah Legal Services for assistance and advice in responding to the Complaint and Summons. You have a right to a trial in which both you and your landlord tell your stories. However, if you do not answer the Complaint within the time given, you lose your right to the trial. The judge will issue a Default Judgment in favor of your landlord. If you file your answer and disagree with the complaint the case will be decided later. You will have a chance to submit documents or testify before the judge decides the case.

### Notice of Possession Bond

If you are given a notice that says your landlord has posted a plaintiff's possession bond, they have sped up the eviction process. You could get this notice with the Summons and Complaint or anytime afterwards. You must post a bond or request a hearing immediately because such hearing is supposed to take place within three days after the service of the notice. If you don't, you could be out on the street by the sheriff in three days. If you receive such a notice, call a lawyer or Utah Legal Services immediately to get assistance in filing the correct papers with the court. You must request the hearing or post bond within three days in addition to filing your answer.

### **Step 3: Judgment ( Judges Decision)**

The third. part of the eviction process occurs after the judge makes a decision. This usually happens in court while you and the landlord are still there. Then the decision is put on paper and signed by the judge. You will receive a copy of the Judgment or Order. If the landlord was right, the Judgment will order you to move out. If you don't move out, it will order the sheriff to move you. It is legal for the sheriff to move you out on the same day that the judge decides you must move. It is more likely that it will be two or three days before this happens. The Judgment will order you to pay the landlord whatever money you owe in rent plus treble (triple) damages. You may also have to pay attorney's fees if provided for in the rental agreement. Treble damages are figured by multiplying the daily rent by three for each day you have stayed in the apartment past the day your eviction notice expired. The judge will also order you to pay for any damages you have caused to the property and could triple that too.

If the judge has decided in your favor, the Judgment will order you to remain in your home. It may order the landlord to pay you money.

Remember, your landlord cannot legally lock you out of your home, move you out of your home, or take any of your property. If the landlord does any of those things, or threatens to do them, call your attorney or Utah Legal Services immediately. With a Judgment or Order from the court, the sheriff or constable can move you out and/or take some of your property.

If you fear becoming homeless after being evicted, turn to the section under "Homeless" and under "Temporary Housing".

## DEPOSITS

Generally, when you rent a place to live, the landlord will ask you to pay a deposit to protect the rental property against damages. If any part of the deposit is not refundable, you must be informed of this in writing when the landlord receives the deposit.

When you move, your landlord must return your deposit, or explain in writing why they have not done so. Legitimate reasons for your landlord to keep a part, or all, of your deposit would be:

- if you owed rent;
- if you damaged the property;
- if your lease or rental agreement stated that when
- you moved, money could be deducted from the deposit for cleaning or other maintenance costs;
- if your rental agreement stated that the deposit was.
- not refundable.

### Notification

If your landlord keeps a part, or all, of your deposit, they must provide you with an itemized list of any deductions made. The landlord must send this list and any remaining deposit money to you within 30 days of receiving your new mailing address. It is your obligation to give your landlord your new address.

### Small Claims Court

When you move out of a place that you have been renting, if your landlord does not voluntarily return your deposit to you or provide you with the itemized list of deductions within 30 days, you may file a claim for the deposit plus a \$100.00 penalty in Small Claims Court.

You do not need an attorney to file in "Small Claims Court. You can file by simply going to the clerk of the nearest justice or circuit court in your county. The clerk of the court will help you fill out an affidavit which lists the name and address of the person you are suing, how much you 'are claiming, and a brief explanation of why the landlord owes you money. When you sue, you are the plaintiff in the case. The clerk will tell you how much it costs to file and to serve the defendant (landlord) with the papers and tell you when to come back for the trial. The cost is usually between \$15.00 and \$20.00. If you cannot afford this fee, tell the Court clerk. You can sue without paying the fee. You are responsible for getting the papers served on your landlord by the sheriff.

The trial date will be at least five days after you file with the clerk. Before the day of the trial, gather all your receipts, your lease agreement or contracts with the landlord and any other documents that may be useful as evidence in your favor, including proof that you gave your landlord your new address. If you have any witnesses that can provide evidence in your favor, ask them to come to the court with you for the trial. If the witnesses will not come on their own, ask the clerk to subpoena them, which means to command them to be present or face a penalty.

Your landlord might file a counter suit asking for rent, damages or other money they say you owe them. If this happens, the judge will decide both cases at once.

On the day of your trial, arrive at the court house early and check~ with the clerk to find out in which courtroom your trial will take place. The judge will announce your case and ask if everyone is ready. If you have any questions, ask clerk then. You will take an oath, swearing to tell the truth. Then tell your story as best you can and present your evidence and witnesses. After the landlord has taken the oath and told their side of the story, the judge will make a decision in the case. The decision is called the Judgment. if it is in your favor, the judge will give you a Judgment

against the landlord. The Judgment will say how much is owing. Either person can appeal within ten days and get a NEW trial: The clerk of the court can assist you in collecting your judgment by explaining execution and. garnishment. Ask for help.

## RENTAL AGREEMENTS

Whatever agreement you make with the landlord, you should go through the apartment and write down a list of all furnishings and the condition of the furnishings, walls, carpets, appliances, bathroom fixtures, etc., before you move in. Have the landlord sign the list and make sure you both keep a copy of the signed document.

You may want to check with other renters or neighbors to find out if there are problems that you did not notice. If there are repairs that need to be made and the landlord is willing to make them, list each repair in writing and the day when each will be made. Ask the landlord to sign the agreement. Attach it to the rental agreement. And keep a copy.

If the landlord agrees to let you make needed repairs and deduct the cost of them from your rent, write this agreement down. Have the landlord sign it, attach it to the rental agreement, and keep a copy.

Before you give the landlord any money, ask for a written agreement. There are three kinds of rental agreements: an oral agreement, a written agreement, and a lease. It may seem quick, easy and best to simply talk to your landlord, give some money and shake hands, but remember that things change and memories differ. A written, signed agreement puts your handshake in writing where you can refer to it and use it to protect your rights. When you rent, always get and keep a signed copy of the agreement.

A written or spoken rental agreement usually states that you are a tenant on a month-to-month basis. It does not insure that you will have a home for a definite period of time. A month-to-month rental agreement gives you freedom to move. You can give a notice to the Landlord or manager at least fifteen days before the next month's rent is due-that you are going to move. You can then move without penalty. The landlord can also give you notice, at least fifteen before your next month's rent is due, that you **MUST** move. Some agreements specify that you must give 30 days notice before you move. This thirty-day notice should end at the end of the rental period. Be sure you give the notice specified in the agreement.

### Leases

A lease usually states that you will be a tenant for a definite period of time and the rent is set for the period of the lease. A lease may be good for six months, a year, or a number of years. A lease can make you stay in a place longer than you want to stay. If you move before the lease is up, you may be liable for the landlord's expenses in re-renting the apartment and for any rent which comes due before the landlord can get a new tenant. On the other hand, a lease can protect your right to stay in your apartment if the landlord wants you to move. Some leases allow the landlord to raise the rent during the lease period. Be sure you understand whether the rent can be raised.

**READ IT  
THEN  
SIGN IT**

Whether you sign a rental agreement or a lease, Read It before you sign it. Find out what it really says. If you don't understand it, ask the landlord to explain. If you understand the explanation, ask the landlord to write down what was said; then sign the explanation you understand, NOT the agreement you don't understand. If you do understand the agreement but don't like it, don't sign it. Tell the landlord what you don't like; negotiate to change what you don't like.

Before you sign, make sure the documents include the following information:

- Names, addresses, and phone numbers of persons who are signing.
- Location of the property you are going to rent. Amount of rent agreed upon.
- Persons responsible for utility bills.
- Extent of landlord's obligation to repair and maintain the place.
- Statement that notices are to be given in writing and where to send them.
- Description of the premises before you rent them and a list of furnishings, if any, that are there. Reasons for any deposits you pay and the conditions under which they will be returned to you.

## **Abandonment**

### **Your landlord can assume you have abandoned your home if:**

- You do not tell the landlord you will be away; AND,
- You do not pay rent within 15 days of when it is due, even if you have left behind your furniture and belongings

### **Abandonment can also be assumed if:**

- You do not tell the landlord you will be away; AND
- You do not pay the rent the day it is due: and
- You have moved your belongings out of the property. ( if this is the case, the landlord doesn't have to wait 15 days after the rent was due.)

## **If You Abandon**

If you abandon your home, your landlord can retake the property and rent it to someone else. You are responsible for any costs the landlord has in re-renting the property, plus any rent which becomes due before the place is re-rented.

If you abandon the property and leave behind your personal belongings, your landlord can remove your things and store them, and you will be responsible for paying moving and storage costs. The landlord must make "reasonable" efforts to contact you and let you know where your possessions are being stored. If you do not try to recover your property within 30 days, the landlord may sell your property and apply the money toward any rent you owe.

## **Mobile Homes**

If you RENT a mobile home, the same laws that apply to regular tenants of apartments or houses apply to you. If you OWN the mobile home where you live, you cannot be evicted. from. the lot you are renting during the term' of your contract, UNLESS:

- A. You break a park rule and continue to break it for 15 days after you get a notice telling you to correct the problem; or,
- B. you keep violating one or more rules after they told you that they were going to terminate your tenancy if you did not comply; or,
- C. you behave in a way that endangers the security and health of other tenants or threatens the property in the park; or,
- D. You do not pay rent, fees, or service charges; or, e)
- E. The landlord decides to use the land for another purpose or the park, or any part of it, is condemned.

If you own the mobile home where you live and only rent your space, the ways you can be served with an eviction notice and Court papers are somewhat different from the ones used for other

renters. Call Utah Legal Services if you want to know what procedures apply in your case.

## **Changing the Housing System**

Low cost housing in Utah is in short supply. It is possible that when you try to do the things suggested, your would-be landlord will not cooperate. They may say, "take it or leave it," knowing that they can rent it to someone else who will agree to take the apartment "as is." It is possible that you have already rented a place without a written agreement of any kind, and you now have problems. If you attempt to enforce your rights alone, your landlord may simply give you a fifteen day eviction notice. Your neighbors can help you get problems corrected.

### **Organizing**

Organizing is getting a group of people together to improve living standards. An organized group can be a tool to bargain with a landlord for needed changes. Several community organizations in Utah can help organize tenants to work together. If there is more than one person affected, contact Utah Tenants United or the community organizations in your area (organizations are listed later) to assist you in developing your strategy for change.

### **Stronger Laws**

One way renters can help change their position is to work for stronger laws that protect renters' rights at both the state and local levels. Renters can work with candidates for the legislature and for city offices. to make them aware of renters' problems. Renters should keep their elected officials informed of their housing problems.

### **Local Policies**

People should learn how and by whom local policies for housing are set. You must learn about the local housing body: the planners, the city council, the local housing authority, building and health departments, and the mayor, all of whom make the major decisions that control housing. People can and should provide input into policies that will determine the future of housing in their communities.

### **Good Legal Help**

It is important that you understand your role and the attorney's role in organizing and negotiating with your landlord. The primary role of the lawyer is to educate you on the law and to be available to back you on matter if necessary. A lawyer should take a low key role, not a controlling one, during negotiations and in your organization.

## **Subsidized Housing**

Subsidized housing is for low-income people. Tenants pay 30% of their income for rent and utilities, and the government pays the rest of their rent, unless they are on the VOUCHER PROGRAM. For people with vouchers, the housing authority pays a certain portion of what they consider a standard rent payment and the tenant pays the difference to cover the rent the landlord wants.

The federal government subsidizes landlords so they can rent housing to low-income people and still be assured a profit. Local housing authorities in Utah administer subsidized and public housing and should be contacted for applications. However, waiting lists are so long in some parts of the state that people must wait two or three years for housing to be available.

**IMPORTANT!** Some applicants for subsidized housing qualify for special preference and do not have to wait so long. You qualify if:

- a) You have been forced to move or will be in the near future (not because you want to move or caused the landlord to evict you) and you are not ( or will not be) living in standard, permanent, replacement housing; or,
- b) You are living in substandard housing; or,
- c) You are paying more than half of your income for rent where you now live; or,
- d) You have no housing or are living in a shelter or special temporary housing for the mentally ill.

Public and subsidized housing are important for low income people. Apply at all local housing authorities to get on the waiting list. See the housing Authority Section.

The Utah Housing Coalition can give assistance to people who want to set up a housing authority in an area that does not have one.

If you are being evicted from your subsidized housing, Utah Legal Services for an evaluation of your case.

### **Cooperatives**

Cooperative (co-op) ownership of housing means ownership and control by the people who live there. Instead of being owned by a landlord, co-op housing is owned and controlled collectively by tenants. They take on the responsibility of doing what the landlord should do: maintaining the building, bookkeeping, paying bills, deciding who lives there and collecting rent. Co-ops allow each member a vote in how the co-op will run day-to-day and require a high level of participation from each member to run well.

### **Fair Housing - Discrimination**

There are now both federal and state laws that prohibit discrimination in all aspects of housing--rental, sales, services, advertising, etc. It is illegal to treat people differently on the basis of race, color, religion, sex, national origin, handicap, family status, or source of income. Example: it is illegal to have "adult only" apartments, condos or trailer parks, or to keep a family from renting or buying a home because they have children.

If you believe you have been discriminated against, you should immediately file a discrimination complaint. Contact HUD in Denver or the Utah Industrial Commission, Anti-discrimination Division. in Salt Lake City. All Utah Legal Services offices have HUD complaint

## Homelessness

There are a number of services available for people without housing. Some of these are only available in certain parts of the state; others are statewide. To find out where help is available call the phone numbers listed below. For more information on temporary housing and emergency services check the book

Help is available, including assistance with the following: Legal services, shelters, temporary housing, emergency food, medical and dental services, financial aid, showers and laundry, substance abuse and detoxification services, child care programs, child abuse prevention programs, veteran services, job services and training, adult education, clothing and identification cards

To get more help call:  
Humans

### Organization's

Services.....487-4716

Travelers aid.....328-8996

Crossroads Urban Center 347 South 400 East  
Salt Lake City, Utah 84111 phone: 364-7765

Utah Housing Coalition 1385 West Indiana Ave.  
Salt Lake City, Utah 84104 phone: 521-2035

Salt Lake Community Action Program  
764 South 200 West Salt Lake City, Utah  
phone: 359-2444

Utah Issues Information Program 1385 West Indiana  
Ave.  
Salt Lake City, Utah 84104 phone: 521-2035

Utah Tenants United 764 South 200 West Salt  
lake City, Utah hotline: 359-2462

### Help in Rehabilitating Housing Repairing, or Maintaining

Assist, Inc.  
218 East 500 South Salt Lake City,  
Utah phone 355-7085

Community Services Council 212 West 1300  
South  
Salt Lake City, Utah 84115 phone: 486-2136

Neighborhood Housing Services  
(serves 600 North to North Temple, and 500  
West to 1500)  
1268 West 500 North Salt lake City, Utah  
phone: 539-1590

**Redevelopment Agencies** offer low interest and/or deferred payment loans to rehabilitate housing for low-income households. Contact the Redevelopment Agency nearest you

Utah Division of Energy  
3 triad Center, Suit 450  
355 West North Temple  
Salt Lake City, Utah 84025 phone: 538-5428  
1-800-662-3633 (toll outside Salt Lake)  
Provides free weatherization for low-income families.

## **Help in Finding Housing low income housing**

Salt Lake City - 328-3211

Housing Outreach Rental Program  
(HORP)  
764 South 200 West  
Salt- Lake City, Utah 84101  
. phone: 359-2444

## **Housing Authorities**

Salt Lake Housing Authority  
1800 South West Salt Lake City,  
phone: 483-5407

Salt Lake Authority  
1962 South 200 East Salt lake  
City, Utah phone: 487-5453

West Valley Authority  
3600 South 2700 West, West Valley  
City, Utah phone: 966-3600

## **Information regarding building and Health code violations:**

Utah State Health Department 288 North 1460 West  
Salt Lake City, Utah 84116 phone: 538-6930

Utah Legal Services Office  
Salt Lake City -(serves Salt Lake. Tooele, Summit &  
South Davis counties)  
124 South 400 East  
Suit 400 - 84111  
Phone: 328-8891  
Toll Free 1-800-662-4245





