



COMMUNITY DEVELOPMENT DEPARTMENT
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GOOD LANDLORD PROGRAM

What is the Good Landlord Program?

South Salt Lake City established a license fee structure for rentals because the cost to provide services to rentals is greater than the cost to provide the same services to owner-occupied dwellings. However, we have found that landlords who follow best management practices on background checks, tenant leases, crime prevention, and eviction procedures as necessary reduce the service costs borne by South Salt Lake taxpayers.

South Salt Lake's Good Landlord Program is a rental license incentive program that is intended to educate landlords on management strategies to prevent crime, maintain equity, and promote compatibility with surrounding neighborhoods. Applicants who are certified through the City's Good Landlord Program receive a significant reduction in their rental license fees.

What are the enrollment requirements?

- Maintain a South Salt Lake Business License for Rental Units.
- Attend a class prior to certification and a renewal class every three years. The Good Landlord, Inc (web: <http://www.thegoodlandlord.net>) or The Utah Apartment Association (web: <http://www.uaahq.org/good-landlord-program.php>) maintain schedules of classes for good landlord certification. A good landlord applicant can take a class from any jurisdiction in Utah.
- Sign a written agreement with South Salt Lake City, and comply with that agreement.
- Present your class certificate and the written agreement to the City's Business License Official.

What are the program requirements?

Good Landlords agree to the following:

- A written lease for every dwelling unit will be required.
- All current, adult occupants of each residence will be listed on the lease.
- Criminal background checks will be provided on every tenant listed on the lease.
- The landlord will utilize a lease form that allows eviction for criminal acts or nuisances.
- The landlord or manager will serve notice of eviction within 5 days of receiving substantial evidence that a tenant or guest was involved in criminal or nuisance activity on the premises.
- Crime Prevention through Environmental Design (CPTED) is practiced on the premises.
- The landlord will maintain the rental dwelling in a fit and habitable condition, as required by State code and relevant building, fire, and land use codes.

What are the program benefits?

Good landlords receive a significant discount on rental licenses. The fees below are effective 1 July 2014.

Category	Standard Rental License Fee	Fee For Good Landlord Program Participants
Single Family	\$ 375.00 per unit	\$30.00 + \$30.00 per unit
Duplexes and Triplexes	\$ 101.00 per unit	\$40.00 + \$30.00 per unit
Duplexes and Triplexes – Owner Occupied	\$60.00 per unit	\$24.00 per unit
Quad-Plexes	\$150.00 + \$151.00 per unit	\$100.00 + \$30.00 per unit
Apartments – 5 or more units	\$150.00 + \$ 151.00 per unit	\$125.00 + \$30.00 per unit

Any other questions?

Business License Official

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GOOD LANDLORD PROGRAM WRITTEN AGREEMENT

THE UNDERSIGNED owner or operator of certain rental properties (the "Landlord") within South Salt Lake City desires to participate in the City's Good Landlord Program operated as part of the South Salt Lake City Landlord Training Program established pursuant to §4.12.010 et seq. of the South Salt Lake Municipal Code.

The Landlord is the owner or operator of the rental dwellings described in Exhibit A (the "rental dwellings"), attached to the application. It is understood that the Landlord may receive the annual discount authorized under §4.12.010 et seq. of the South Salt Lake Municipal Code against future business license or permit fees, if the Landlord operates and manages the rental dwelling units in compliance with the program requirements during the 12 month period preceding the City's determination of program compliance. The Landlord agrees to provide reasonable ongoing access to its rental records and to the rental premises if necessary for the City to make a determination of program compliance.

In submitting this application, the Landlord certified the following to be true:

1. LANDLORD INFORMATION

All information must be typed or printed legibly. A current postal and email address must be provided. Information regarding criminal nuisance behavior will be sent if this type of behavior occurs on the property. *If the rental dwellings are held in joint or common ownership, one of the owners must be listed and qualified under the program.*

Name of Landlord		Telephone	
Email Address		Fax	
Mailing Address	City	State	Zip

If the Landlord is a trust, corporation, partnership, or limited liability company, please list the trustees, officers, directors, partners, member, or employees having direct responsibility for the operation and/or management of any of the rental dwellings listed on Exhibit A.

2. RESPONSIBLE PERSON FOR RENTAL PROPERTY

Name of Responsible Person		Telephone	
Email Address		Fax	
Mailing Address	City	State	Zip

Does the responsible person the Landlord has appointed have responsibility and authority for all aspects of property management, including full authority to evict? Yes No

3. PLEASE PROVIDE PROOF OF THE FOLLOWING:

Proof can be a contract or a letter from the provider of services stating the services to be performed.

- A. The landlord or responsible party has completed the good landlord training program once every three years.
- B. Within thirty days of change in responsible person/s for management of the rental housing that the new responsible person/s has/have completed the good landlord training course.

4. LANDLORD AGREEMENT

The landlord agrees that the following will be adhered to as standard business practices:

- A. A written lease for every rental unit will be required.
- B. Implement a requirement that all adult occupants of the unit will be listed on the lease.
- C. That criminal background checks will be provided on every adult tenant listed on each lease.
- D. That the landlord or responsible party will serve notice of eviction within 5 days of receiving notice from the City of evidence which demonstrates by a preponderance of the evidence that the tenant or tenant's guest has been involved in a criminal act or maintained a nuisance on the premises.
- E. The landlord will provide the City with a telephone number, email, and postal address for the landlord or landlord's representative to which information regarding inappropriate behavior by tenants, occupants or their guests and other notices which may be sent to the landlord or landlord's representative. The landlord agrees that this information is sufficient to provide notice, is accurate, and will be kept up to date.
- F. That CPTED (Crime Prevention through Environmental Design) is practiced on the premises.
- G. The landlord will maintain the rental dwelling in a fit and habitable condition, as required by State code and relevant building, fire, and land use codes.

Has the Landlord obtained and paid all current or outstanding business license/permit fees?

Yes No

Dated this _____

Signature of Landlord or Landlord's authorized representative

Printed Name and Title

APPLICATION APPROVED:

Authorized City Representative

Date

**GOOD LANDLORD PROGRAM
EXHIBIT A
RENTAL DWELLINGS**

List in the same manner presented in the Landlord's Business License

Name/Address of Rental Dwelling Designate if separate buildings	Name of Manager or Agent, if applicable	Number of Rental Dwelling Units