

UTAH FAIR HOUSING ACT AMENDMENTS

2014 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Gage Froerer

Senate Sponsor: _____

LONG TITLE

General Description:

This bill modifies the Utah Fair Housing Act.

Highlighted Provisions:

This bill:

▶ addresses a property owner's or a manager's right to not enter into certain agreements or participate in certain government programs; and

▶ makes technical amendments.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

AMENDS:

57-21-4, as last amended by Laws of Utah 1993, Chapter 114

Be it enacted by the Legislature of the state of Utah:

Section 1. Section **57-21-4** is amended to read:

57-21-4. Conduct and requirements excluded -- Defenses.

(1) Except as provided in Subsection **57-21-5(4)**, this chapter does not:

(a) require [any] a person to exercise a higher degree of care toward a person who has a



28 disability than toward a person who does not have a disability;

29 (b) relieve [~~any~~] a person of obligations generally imposed on all persons regardless of
30 disability in a written lease, rental agreement, contract of purchase or sale, mortgage, trust
31 deed, or other financing agreement; or

32 (c) prohibit [~~any~~] a program, service, facility, or privilege intended to habilitate,
33 rehabilitate, or accommodate a person with a disability.

34 (2) It is a defense to a complaint or action brought under this chapter that the
35 complainant has a disability that, in the circumstances and even with reasonable
36 accommodation, poses a serious threat to the health or safety of the complainant or others. The
37 burden of proving this defense is upon the respondent.

38 (3) Nothing in this chapter requires a property owner or manager to:

39 (a) sign an agreement with a third party entity;

40 (b) participate in a government program; or

41 (c) work with a specific housing authority.

Legislative Review Note
as of 1-30-14 9:10 AM

Office of Legislative Research and General Counsel