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APRIL 2026

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GENERAL MEMBERSHIP MEETINGS:

DATE: April 28, 2026	**DATE**: May 26, 2026	**DATE**: June 23, 2026
TIME: 7 p.m.	**TIME**: 7 p.m.	**TIME**: 7 p.m.
TOPIC: Fair Housing	**TOPIC**: Maintenance	**TOPIC**: TBA

RHA Office
230 W. Towne Ridge Pkwy. #175
Sandy, UT 84070

GOOD LANDLORD CLASSES

9 a.m. - 1 p.m.
Friday,May 1st, 2025
Friday, June 5th, 2026
230 W. Towne Ridge Pkwy. #175
Sandy, UT 84070

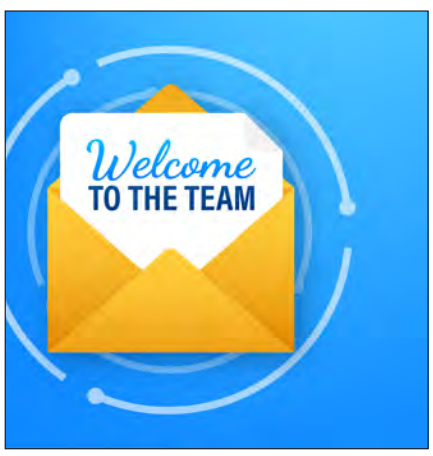
RENTAL HOUSING JOURNAL
INSIGHT FOR RENTAL HOUSING PROFESSIONALS

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Welcome to Our New Supplier Members

Rental Housing Association of Utah

We're excited to welcome the following supplier members who joined the Rental Housing Association in March:

- ShowMojo
- Olympus Roofing
- Floor Trader of Utah
- Complete Commercial Waterproofing
- RentDuck.com
- LeaseGuard

We look forward to connecting our members with these valuable service providers and helping them integrate into Utah's rental housing community. As always, our goal is to ensure every supplier brings meaningful solutions to the table and helps our members succeed.

Welcome aboard, we're glad to have you with us!

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Accommodating Disabled Tenants in Your Rental Property

Rental Housing Association of Utah

April is Fair Housing Month, making it a great time to revisit how you accommodate tenants with disabilities. This is not only a legal requirement, but also an opportunity to operate a more professional, accessible rental business that attracts and retains long-term residents.

Housing providers should understand the Fair Housing Act and the Fair Housing Amendments Act. These laws prohibit denying housing based on disability and limit what can be asked during the application process. You cannot ask whether someone is disabled or about the nature of their disability, but you may verify eligibility for housing designed for accessibility.



Understanding Reasonable Accommodations

A key part of compliance is understanding reasonable accommodations.

Tenants may request changes to rules, policies, or services so they can fully use and enjoy their housing. Common examples include allowing a service animal or assigning a reserved parking space.

Each request must be evaluated individually. It should be related to the disability and be reasonable. In many cases, housing providers should engage in an interactive process with the tenant to understand the need and determine an appropriate solution. Requests can only be denied if they create an undue financial or administrative burden or fundamentally change operations.

Handling Modification Requests

Tenants may also request modifications, which are physical changes to the unit or property such as grab bars, ramps, or widened doorways.

In most cases, tenants are responsible for the cost of these modifications. However, housing providers can require that:

- The request is reasonable and related to the disability
- Work meets local building codes
- Proper approvals are obtained before work begins

Having a clear, consistent process in place helps reduce confusion and risk.

Accommodating tenants with disabilities is about more than compliance. It is about running a consistent, well-managed operation.

By understanding your responsibilities and putting simple systems in place, you can reduce risk while providing a better experience for your residents.

Chair's Message

Engagement Matters; Support Our PACs



Bill Prince
Chair,
Rental Housing Association of Utah
and Senior Director of Real Estate, Greystar

Recently, I attended the National Apartment Association (NAA) Advocate Conference in Washington, D.C., where we met directly with members of Congress and their staff to discuss issues that are impacting housing providers here in Utah.

These conversations are not theoretical. The policies being discussed in Washington have real, day-to-day implications for how you operate your properties, manage risk, and deliver housing to your residents.

One of the key issues we raised was the continued impact of provisions tied to the CARES Act. While originally introduced during COVID-19, certain requirements, including extended notice periods for evictions in covered properties, are still in place today.

From an operational standpoint, this creates real challenges, especially for those working in affordable housing. Extended timelines can delay resolution, increase outstanding balances, and ultimately raise the financial exposure for both housing providers and residents. In many cases, the longer a situation goes unresolved, the more difficult it becomes for a resident to recover, and the harder it is for operators to manage costs effectively.

We also focused on policies that could limit future housing supply in Utah. As operators, we are already feeling the pressure of limited inventory and rising demand. Restricting new development or discouraging investment only makes that problem worse.

One area we highlighted was the growth of build-to-rent communities. These developments are meeting a real need in the market by offering single-family-style homes with the efficiencies and amenities of professionally managed housing. For operators, they represent an important and scalable way to bring new supply online. For residents, they provide access to single-family living at more competitive price points with rich amenity offerings.

If policies begin to restrict these developments, limit investment, or force divestment, the result is simple: less housing supply. And when supply tightens, costs increase, pressure on operations grows, and fewer residents can find housing that fits their needs.

Our message was straightforward. When policymakers create barriers to operations or development, those impacts do not stay on paper. They hurt the housing providers ability to serve residents.

That's why engagement matters.

Supporting the Rental Housing Association of Utah Political Action Committee (PAC) directly strengthens our ability to advocate for you here at home. These funds are used to defend housing providers against policies that impact your day-to-day operations, your investments, and your ability to provide housing across Utah.

At the same time, support of the National Apartment Association PAC (NAA PAC) ensures our industry has a strong voice at the national level. As more housing policy is shaped in Washington, it is critical that housing providers are represented and that the real impacts to your business are clearly understood.

Every contribution, at any level, helps protect your interests, both locally and nationally.

Scan below to give. Support the RHA PAC locally and the NAA PAC for national issues.

Note: Donations to the RHA PAC can be made quickly, while contributions to the NAA PAC require creating an account before donating.

RHA PAC

https://www.rhautah.org/products/website-pac-contribution

NAA PAC (Must create account first)

https://my.naahq.org/donatenow2?pid=a18F0000003Bn0XIAS

Ask the Attorney

Nuisance Evictions in Utah



Jeremy Shorts, Esq.
Utah Eviction Law

In Utah, most evictions are based on nonpayment of rent or an end of term notice (to terminate a month-to-month lease). But if a tenant is causing other problems and driving the neighbors nuts, what options do you have?

Under Utah law, a landlord can proceed with an eviction if the tenant has created or is maintaining a nuisance. A nuisance is more than just being an annoying neighbor. It is typically conduct that substantially interferes with another person's quiet enjoyment of their own property. It can also be behavior that threatens health, safety, or peace in the community. The short definition of a nuisance is that they are being a pain in the neck to the point that others around them cannot quietly enjoy their own property.

Obvious examples include using or dealing drugs from the property, multiple and loud parties, or illegal activity. A nuisance is usually more than a onetime inconvenience. The tenant's behavior must interfere with the quiet enjoyment of neighbors.

Also, there are some actions that might constitute multiple grounds for eviction. For example, a tenant that smokes within a unit might be violating the lease agreement. However, if the smoke also drifts into a neighboring unit, they may have also created a nuisance. In this situation, we commonly recommend that you serve BOTH eviction notices (nuisance AND a 3 day comply or vacate for lease violations).

Proving a nuisance in court can be tricky because nuisance claims can easily become a "he said, she said" dispute. As the landlord, you bear the burden of proof to establish that a nuisance has occurred. Anything you can do to prove your case will be helpful (especially pictures, video, or multiple witness statements).

It can help greatly if you are able to show a pattern of behavior that interferes with others' rights or violates the lease. Vague statements like "the tenant is loud" are often not persuasive to a judge. But if the landlord and witnesses have a log of nuisance behavior (including dates, times, detailed description, picture and video), you can build a much stronger case.

When handled properly and backed by supporting evidence, nuisance evictions can be successful. It's important to make sure you have clear and strong evidence before you make it in front of the judge.

Jeremy Shorts, Esq.
Utah Eviction Law
Phone: 801-610-9879
Fax: 801-494-2058
Email: info@utahevictionlaw.com

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Publisher/General Manager
John Triplett

Editor-in-Chief
Linda Wienandt

Associate Editor
Diane Porter

Vice President/Sales
Terry Hokenson

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Mailing Address
4500 S. Lakeshore Drive, Suite 300
Tempe, AZ 85282

Website
www.RentalHousingJournal.com

Email
info@rentalhousingjournal.com

Phone
(480) 454-2728 - main
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The go-to periodical for property management professionals and multifamily investors doing business in Utah



Director's Message

Happy Fair Housing Month



L. Paul Smith, CAE
Executive Director,
Rental Housing Association of Utah

Dear Rental Housing Professional,

Rental property operators know that Equal Housing Opportunity is no April Fool's joke. All who work in this field should memorize and apply the following statement:

"We are committed to Equal Housing Opportunity and provide housing opportunities regardless of race, color, sex, religion, country of origin, familial status, disability, sexual orientation, gender identity or source of income."

The Rental Housing Association has the following resources to help you brush up on the laws and best practices for Fair Housing and Equal Housing Opportunity this month.

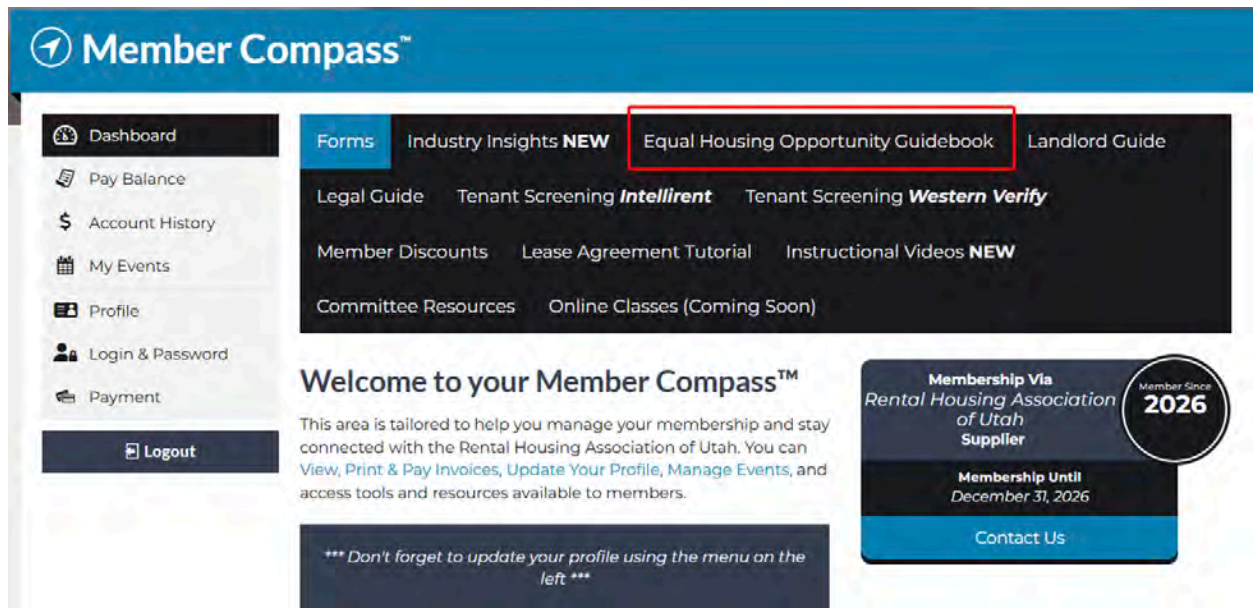
First, our annual Fair Housing Trade Show and Conference is the largest gathering of rental housing professionals of the year (almost 2,000 attend). We hope you were among those who joined us on April 15 to see over 170 exhibitors and choose from 24 classes and seminars.







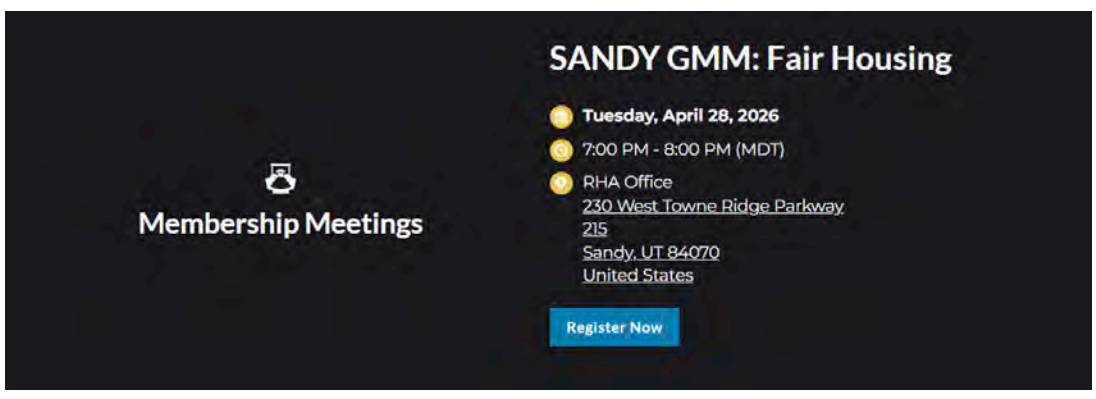
Second, we have our Fair Housing Guide on the website accessible in your Member Compass for all current members



Finally, we have our General Membership Meeting on April 28th 2026, in the RHA Education Center. Experts will help you understand how to provide equal housing opportunity and reduce risk and liability.

Click the link or scan to sign up for April General Membership Meetings (GMM)

https://www.rhautah.org/events/sandy-gmm-apr2026



We hope you will take advantage of these resources. As always if you have any additional questions please reach out to us.

Maintenance Tips and Management Guidance from Down in the Trenches



'Landlord Hank' Rossi offers helpful, useful information for fellow rental property owners and managers

Read his column and ask him your own questions in Rental Housing Journal — in print or online





Multifamily Rents Rise in March, Growth Weak

Rental Housing Journal

U.S. multifamily advertised rents rose $5 in March to $1,750, signaling an improvement as the market enters the critical spring leasing season, but growth remains weak, Yardi Matrix writes in the March report.

After several months of muted rent growth, March saw a broad-based improvement, with nearly all markets—including most high-supply metros—posting gains.

"Rents typically begin accelerating in March, ahead of peak summer moving activity. So, this month's short-term rent gains, which were broadly distributed across markets, suggest early signs of seasonal momentum. However, the 0.1% year-over-year increase remains the weakest March growth on record dating back to 2012," Yardi Matrix says in the report.

The report says the Iran conflict has introduced an additional drag on economic activity, posing downside risks to growth while adding renewed pressure on inflation.

There is also a strong impact on interest rates as a result of the conflict as rising geopolitical tensions—and their impact on global energy markets—have shifted expectations toward a prolonged "higher-for-longer" rate environment as the Fed remains focused on containing inflation.

"Bond markets reinforce this shift, with weak demand at recent U.S. Treasury auctions signaling that investors are requiring higher yields. As a result, borrowing costs are rising, directly impacting commercial real estate through tighter financing conditions and continued pressure on asset valuations," Yardi Matrix says.

Impact on renters

If the conflict persists, elevated energy prices could place sustained pressure on household formation.

"Affordability pressures are already elevated, and higher energy costs—particularly at the pump—erode discretionary income and disproportionately impact lower-income households, further limiting renters' ability to absorb rising housing costs," the report says.

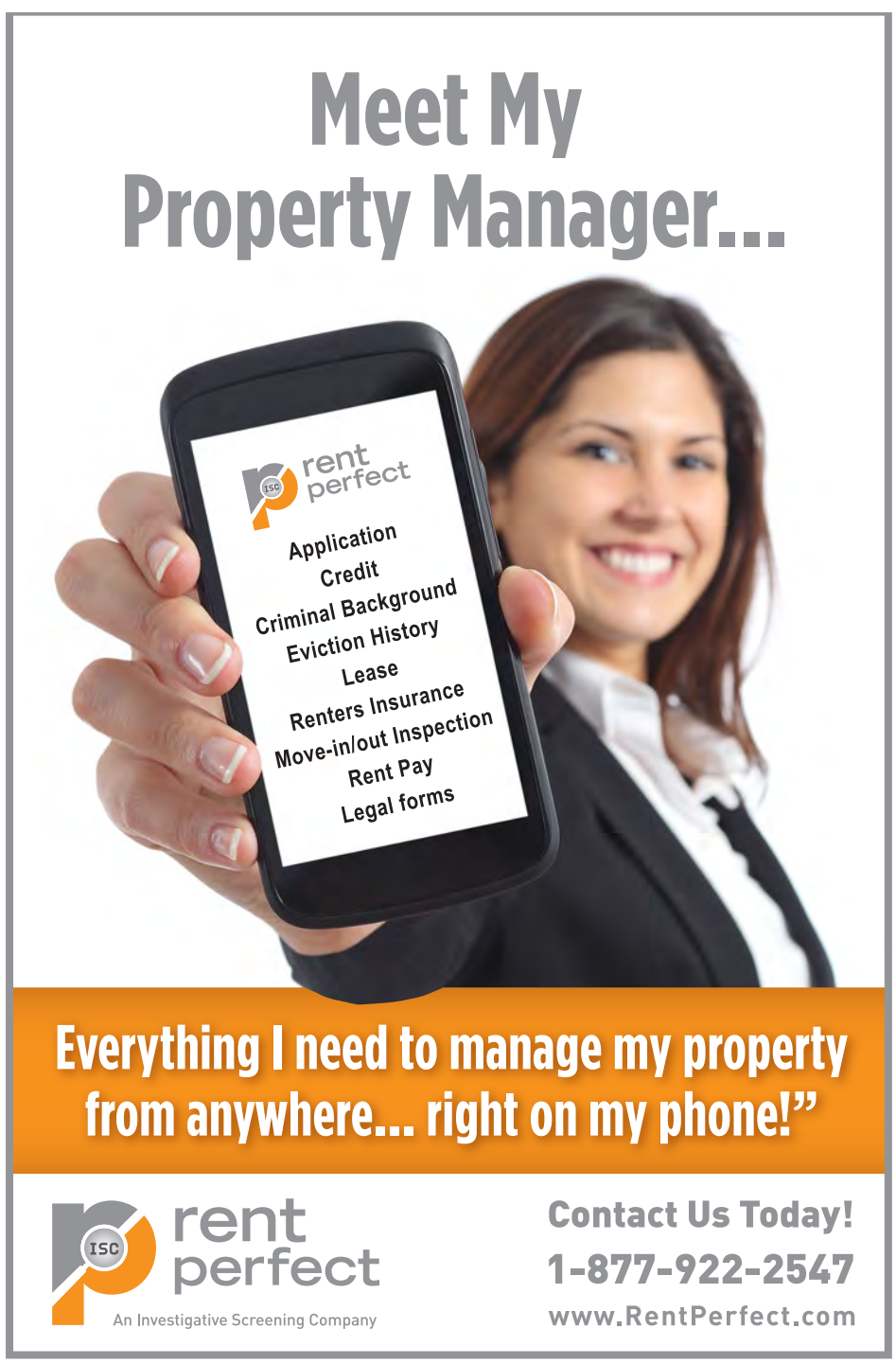
Disrupting trends to watch

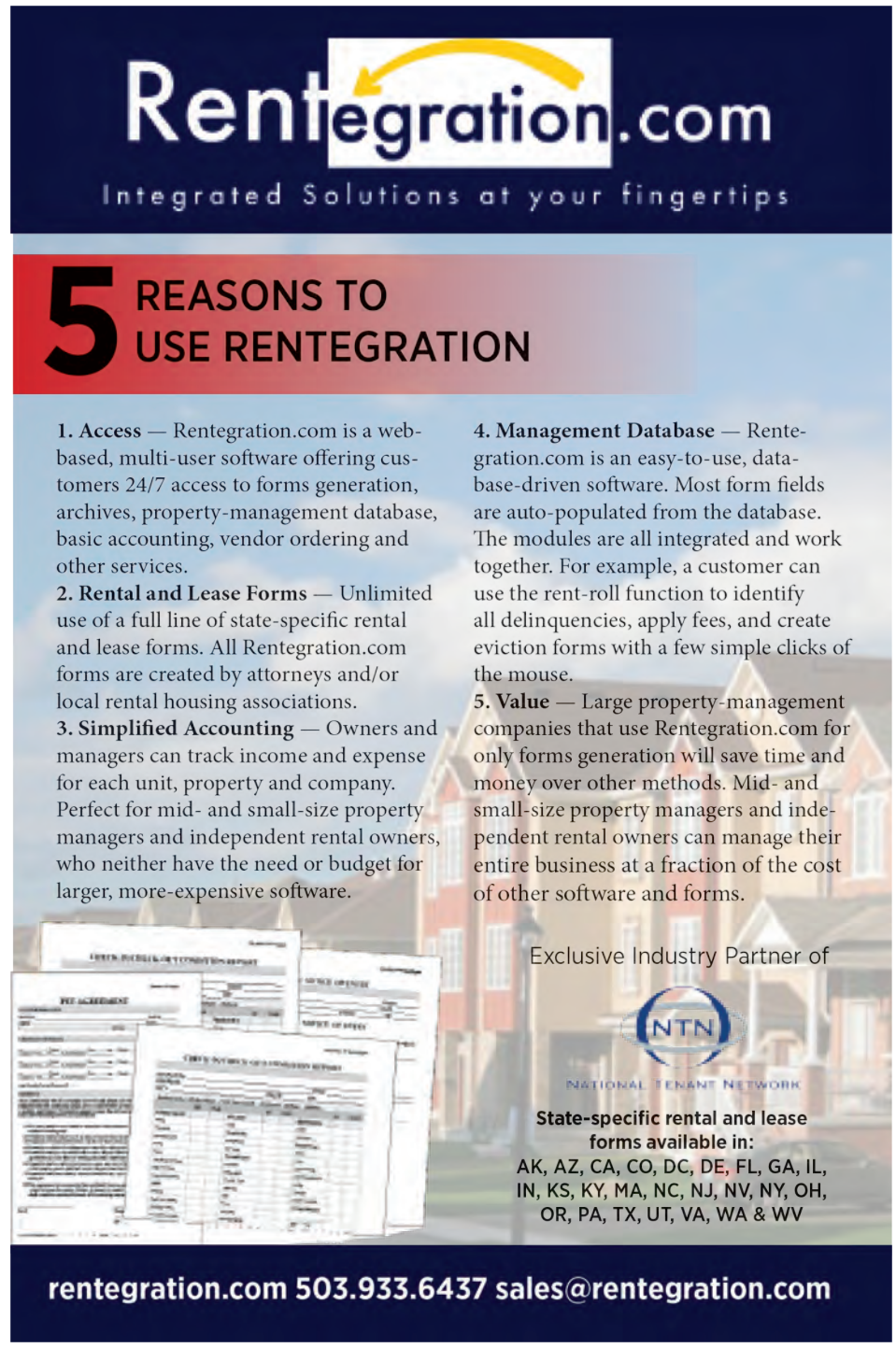
"Consumer spending growth is concentrated in the upper third of the income distribution, while lower-income households are struggling with inflation and social spending cuts.

"Meanwhile, with reduced immigration and a steadily declining birthrate, population growth is stagnating. All of these issues will have a disparate impact on demand for commercial properties depending on property segment and region, making it crucial for market players to strategize accordingly," Yardi Matrix says.

Read the full report at:
www.yardimatrix.com/Publications.

Yardi Matrix researches and reports on multifamily, office and self-storage properties across the United States, serving the needs of a variety of industry professionals. Yardi Matrix Multifamily provides accurate data on 18+ million units, covering more than 90 percent of the U.S. population. Contact the company at (480) 663-1149.







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- 650+ exhibitors

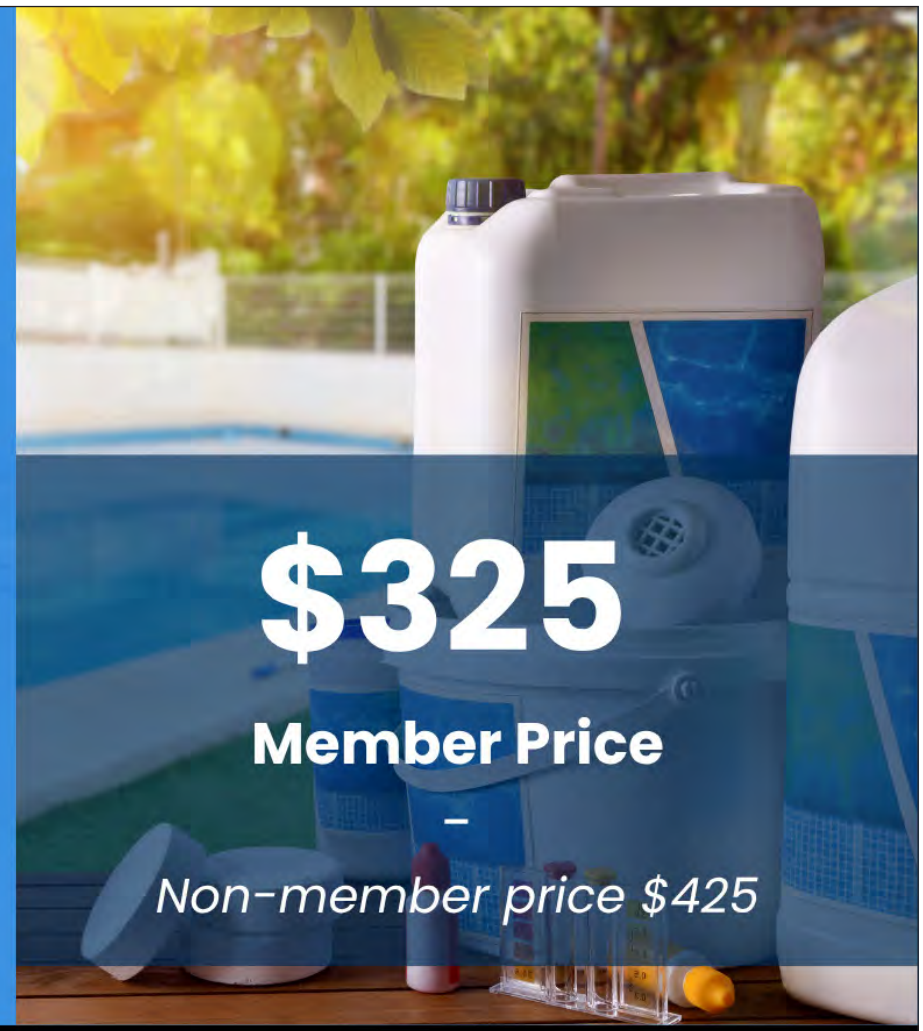
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OREM — 7 p.m. - 8 p.m. May 29, 2025
GOOD LANDLORD CLASSES
Rental Housing Journal
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How to Take Better Photos for Your Online Ads
Introducing the RHA Industry Insights Report
A breakdown of rents by ZIP code and property type now available in Member Compass

CPO TRAINING

Certified Pool Operator
May 5th and 6th, 2026
9 AM to 4 PM
(Must Attend Both Days)



UTAH RENTAL HOUSING ASSOCIATION

PROFESSIONAL MAINTENANCE TRAINING

www.rhautah.org/cpo-classes

SCAN TO REGISTER

Thanks to all who attended!

UTAH RENTAL HOUSING ASSOCIATION

April 15, 2026

2026 RHA FAIR HOUSING EDUCATION CONFERENCE & TRADESHOW

Our education lineup is packed with timely, high-impact content you won't want to miss. From navigating fair housing challenges, new laws for property managers, eviction processes, and equal housing opportunity pitfalls, to powerful sessions with nationally renowned speakers Anthony McLean, Gary Gregory, and Mark Cukro, this program delivers insight, leadership, and practical solutions. Plus, hands-on plumbing, HVAC, appliance, and electrical classes ensure you leave with skills you can use immediately.

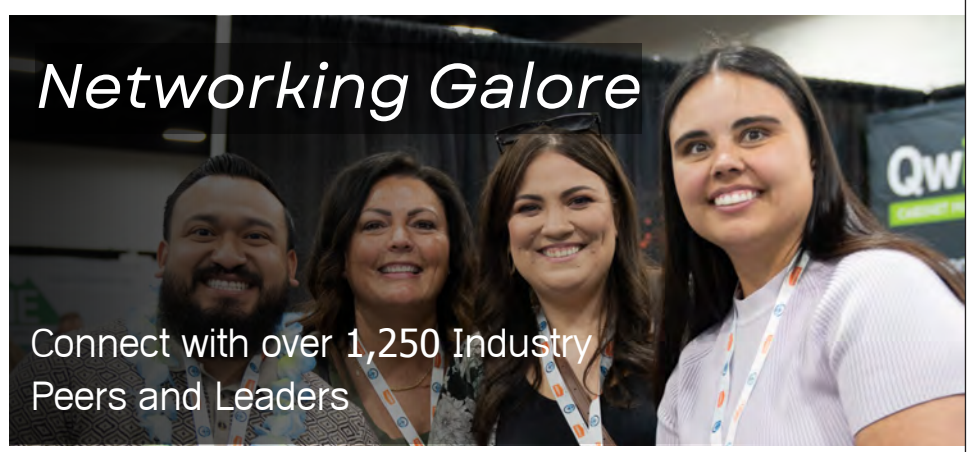
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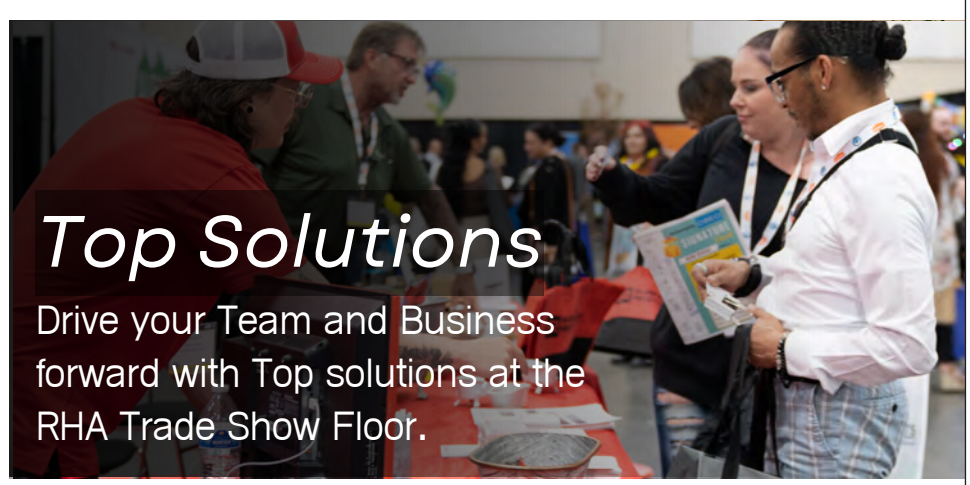
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www.rhautah.org/trade-show

Mountain America Expo Center, Sandy









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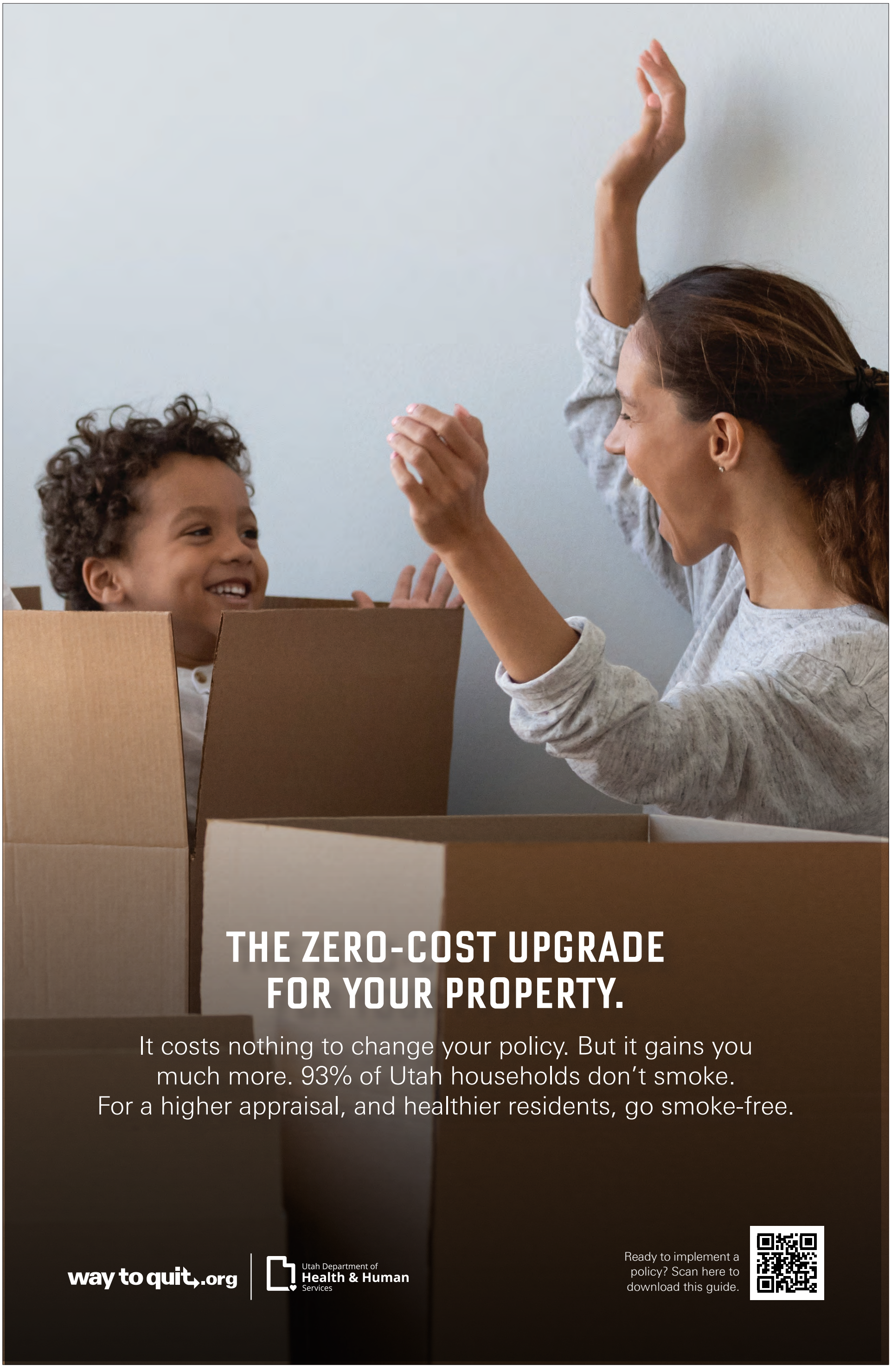
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Jobs.RentalHousingJournal.com


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