



# Backman Title Services

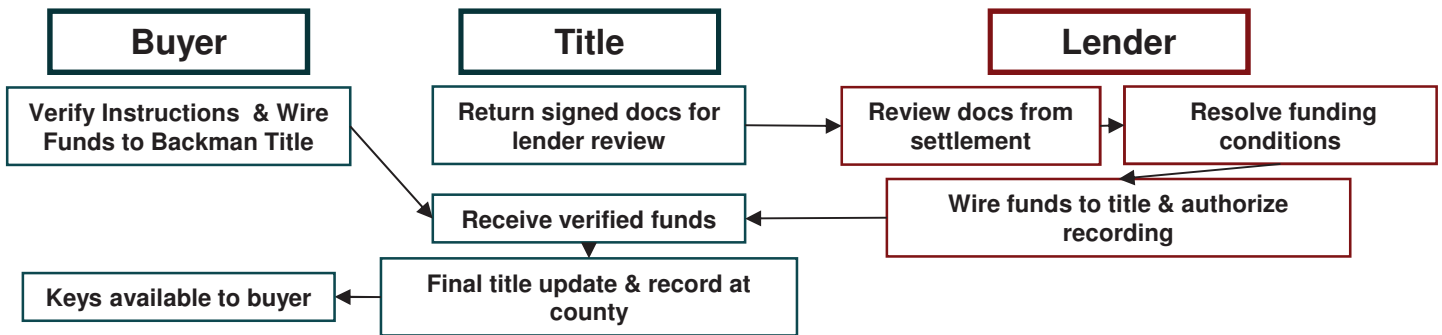
www.backmantitle.com

## After Settlement Checklist- Buyer

Note: Utah State Law (Section 59-2-103-5) requires a property owner to declare the proper classification of their property whenever a deed records in order to obtain a primary residential tax exemption. Similar filings are also necessary to maintain or receive greenbelt property tax exemptions. Please consult the applicable County Assessor's Office to determine whether this exemption applies to this transaction.

- Verify wiring instructions from title company
- Complete water right or water share transfer after closing with state or irrigation company (If applicable)
- File primary residence exemption with the county assessor
- Arrange for payment for HOA/Association dues
- Arrange for transfer of utilities with seller- set up auto payments
- Arrange for changing of locks with locksmith or home warranty company
- Identify garbage & recycling pick up days
- Set up or transfer TV/internet services and gym memberships
- Find shut off valves for water & gas in case of emergency
- Change address with auto and life insurance companies
- Update drivers license other professional licenses with new address
- Change magazine subscription address
- Update HR department with new address
- Forward mail with USPS: <https://www.usps.com/manage/forward.htm>
- Transfer prescriptions to new pharmacy, update address with doctors, dentists & schools
- Take pictures of receipts for possible deductions or reimbursements
- For moving day: fully charge cell phones, have paper towels, bathroom tissue, plastic cups/utensils ready & have cash on hand for unexpected items

Notes: \_\_\_\_\_



<b>Corporate</b> Phone (801) 288-8818	<b>Layton</b> Phone (801) 774-8818	<b>Midvale</b> Phone (801) 263-1500	<b>Riverwoods</b> Phone (801) 224-9020	<b>Salt Lake</b> Phone (801) 433-0506
<b>Bountiful</b> Phone (801) 295-7676	<b>Farmington</b> Phone (801) 683-4440	<b>Ogden</b> Phone (801) 475-6100	<b>Lehi</b> Phone (385) 336-8390	<b>St. George</b> Phone (435) 688-8808



# Backman Title Services

[www.backmantitle.com](http://www.backmantitle.com)

Notice: Utah State Law (Section 59-2-103-5) requires a property owner to declare the proper classification of their property whenever a deed records in order to obtain a primary residential tax exemption. Similar filings are also necessary to maintain or receive greenbelt property tax exemptions. Please consult the applicable County Assessor's Office to determine whether this exemption applies to this transaction.

## **Salt Lake County Assessor**

Phone (385) 468-8000

<https://slco.org/assessor/>

2001 South State Street N2-600, Salt Lake City, UT 84114-7421

## **Davis County Assessor**

Phone: 801-451-3250

<https://www.daviscountyutah.gov/assessor>

61 Main St, Farmington, UT 84025.

## **Weber County Assessor**

Phone (801) 399-8124

<http://www.webercountyutah.gov/Assessor/>

2380 Washington Blvd # 380, Ogden, UT 84401

## **Utah County Assessor**

Phone (801) 851-8295

<http://www.utahcounty.gov/Dept/Assess/index.asp>

100 East Center Street, Provo, UT 84606

## **Box Elder County Assessor**

<http://www.boxeldercounty.org/assessors.htm>

Phone (435) 734-3300

1 South Main St, Brigham City, UT 84302

## **Cache County Assessor**

Phone (435) 755-1590

<https://www.cachecounty.org/assessor/>

179 North Main St. Suite 205, Logan UT, 84321

## **Tooele County Assessor**

Phone (435) 843-3110

<http://www.co.tooele.ut.us/assessor/primary-residential-exemption.htm>

47 South Main, Room #221, Tooele, UT 84074

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### **Corporate**

Phone (801) 288-8818

### **Layton**

Phone (801) 774-8818

### **Midvale**

Phone (801) 263-1500

### **Riverwoods**

Phone (801) 224-9020

### **Salt Lake**

Phone (801) 433-0506

### **Bountiful**

Phone (801) 295-7676

### **Farmington**

Phone (801) 683-4440

### **Ogden**

Phone (801) 475-6100

### **Lehi**

Phone (385) 336-8390

### **St. George**

Phone (435) 688-8808

## What is the Primary Residential Exemption?

(§§ 59-2-103, 59-2-103.5 and R884-24P-52)

The primary residential exemption is a 45% property tax exemption on most homes in Utah. This means you only pay property taxes on 55% of your home's fair market value.

### Eligibility

You may be eligible for the primary residential exemption if you occupy your home for 183 consecutive days or more in a calendar year.

The exemption applies to your house and up to one acre of land. Apartments, condos and mobile homes also qualify. Up to one acre of land per residential unit qualifies for the primary residential exemption, **IF** used exclusively for residential purposes.

Properties inhabited by tenants also qualify, if they reside in the property for 183 consecutive days or more in a calendar year.

**You must inform the county if you no longer qualify for the primary residential exemption.**

### Application

**You likely already have the primary residential exemption applied to your property.** Most homes that are used as residences and sold are presumed to continue as residences, so the primary residential exemption is ongoing without a new application.

**Certain counties may require a new application (Form PT-23 or county equivalent) in certain circumstances.** The Utah Code allows counties to pass an ordinance that requires an application should the property change ownership, change from a non-primary residence to a primary residence, or if the county reasonably believes the property may no longer qualify. Most often these counties require an application from the new owner when a home is bought and sold.

**A homeowner should always submit an application to the county if they inhabit their property for less than the full calendar year.**

### KEY POINTS:

- The **primary residential exemption** is 45% of your home's fair market value.
- **Some counties may require an Application for Residential Property Exemption (Form PT-23 or county equivalent) to receive the exemption.**
- **All other counties require a signed Residential Property Declaration (Form PT-19A) when title is transferred to a new owner.**
- **A homeowner should always submit an application to the county if they inhabit their property for less than the full calendar year.**
- **It is recommended to submit an application annually with current leases if your residential property is inhabited by a tenant.**

### DID YOU KNOW?

- **A building that is under construction and intended to be used as a residential property upon completion can qualify for the primary residential exemption before it is completed.** An application may be submitted to the County Assessor.
- **You can confirm you receive the primary residential exemption by determining any difference between the market value and taxable value on your Valuation Notice (received around the end of July) or Tax Notice (received around the start of November). The taxable value will be 55% of the market value.**
- **Only one household may claim the exemption within the state of Utah.** Married couples living apart cannot claim two exemptions. Unless couples have **legally** separated, they can only claim one exemption.
- **The primary residential exemption has existed since 1982, and was raised to 45% in 1995.**

### Residential Property Declaration

**Beginning 2019, if a county does not have an ordinance requiring an application for the primary residential exemption, a residential property declaration (Form PT-19A) is required when title changes on a home.** New homeowners must submit a residential property declaration to the county assessor within 5 business days of title change.

This ensures all homes receiving the primary residential exemption genuinely qualify, and reduces the chance that out-of-state residents who own residential properties in Utah are incorrectly identified as domiciled in Utah for state income tax purposes.

### QUESTIONS?

Contact your **local County Assessor** or the **Property Tax Division at the Utah State Tax Commission.**



179 N Main Street &  
199 N Main Street  
Logan, UT 84321

(435) 755-1850

## Primary Residential Exemption

During the 2019 General Legislative Session, SB13 was passed into law. The law requires residential property owners to submit a written declaration to the County Assessor stating whether the property is used as a primary or secondary residence. If your mailing address, voter registration or address do not match the physical address of your property, you will receive a letter and form from our office to declare your primary residence.

The primary residential exemption reduces your residential property's taxable value by 45%. Only one exemption may be claimed per household within the state. This means that if you own multiple residential properties in the state, they must be the primary residence of a tenant to receive the exemption. *Note: A "household" includes married couples who are not legally separated but live in separate properties. These couples only qualify for the exemption on a one-owner residence.*

**Please remember that a residential property is a primary residence if it is occupied 183 or more consecutive calendar days in a calendar year. Year-round short term rentals may not qualify.**

**There is no exemption given for Commercial Properties, Vacant Land, Secondary Homes, Vacation Homes, Cabins, Time-Shares, or other types of transitory housing. These properties are taxed at 100% of the market value.**

All property owners must sign the form. That includes both spouses if the property is jointly owned by a married couple. If there are more than two owners, please sign on a blank space or attach an additional sheet with those owners' names, signatures, and date.

**Failure to submit a completed and signed declaration to the County Assessor may result in the withdrawal of the primary residential exemption. This could effectively increase your property taxes substantially.**

## Frequently Asked Questions

## Available Forms

Residential Property Declaration  
Additional Residential Property Information

If you have any questions, please feel free to contact our office.



**179 N Main Street &  
199 N Main Street**  
Logan, UT 84321

(435) 755-1850

**Services**

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[Current information for citizens of the County](#)

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Help us improve  
our site

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# CACHE COUNTY GENERAL RESOURCE LIST

2018



## Emergencies (24 Hours)

Life Threatening	9-1-1
National Suicide Prevention Lifeline	1-800-273-TALK (8255)
Bear River Mental Health /After-hours Crisis Line	435-852-0750/435-452-8612
UNI Crisis/Suicide Prevention Line (24/7)	801-587-3000
Poison Control	1-800-222-1222

## Adult & Child Abuse / Neglect

Adult Protective Services (APS) (Reporting)	1-800-371-7897
Logan	435-787-3425
Cache County Children's Justice Center	435-753-7017
Child and Family Support Center (Parenting)	435-752-8880
Division of Child and Family Services (Logan)	435-787-3400
24-Hour Reporting Line	1-855-323-3237
The Family Place	435-752-8880
Guardian Ad Litem/Court Appointed Special Advocate (CASA)	435-713-6227

## Child / Youth / Family Services

Bear River Head Start (0 - 5 years old)	435-787-8885
Boys and Girls Club – Logan	435-512-4171
Boy Scouts of America, Trapper Trails Council	801-479-5460
Cache Valley Girl Scouts	801-671-3810
Cache Valley Youth Center (Detention Center)	435-713-6260
Care About Childcare – Bridgerland	435-797-1552 or 1-800-670-1552
Centro de la Familia	435-754-3730
Children Justice Center	435-753-7017
Up to 3 – Early Intervention	435-797-3727
The Family Place (& Crisis Nursery)	435-752-8880
Hyrum	435-713-0704
Juvenile Justice Services Outreach (Community Outreach)	435-787-3500
Literacy Clinic (K-6)	435-797-8629
Logan Family Center	435-755-5171
National Runaway Switchboard	1-800-786-2929
School Districts: Cache County	435-752-3925
School Districts: Logan City	435-755-2300
Whittier Community Center	435-753-9008
Youth and Families with Promise (YFP) (4-H)	435-797-0208

## Domestic Violence / Rape / Sexual Assault

24-Hour Rape/Sexual Assault Crisis Line	1-888-421-1100
Community Abuse Prevention Services Agency, Inc. (CAPSA)	435-753-2500
Domestic Violence Information Line	1-800-897-LINK (5465)
Cache County Victim Services (District Attorney)	435-755-1860
Intermountain Specialized Abuse Treatment Center (ISAT)	1-800-303-9805
The Family Institute of Northern Utah (Counseling)	435-752-1976
Utah Legal Services	1-800-662-4245
Utah State Office for Victims of Crime	1-800-621-7444
Utah Coalition Against Sexual Assault (UCASA)	801-746-0404
Victim Services – District and Juvenile Court	435-734-3369
VINE (Victim Information & Notification Everyday)	1-877-884-8463

## Employment / Job Training / Education

Bridgerland Applied Technology College (BATC)	435-753-6780
Cache Employment & Training Center (people with disabilities)	435-752-7952
Deseret Industries (DI) (Logan)	435-752-4511
Division of Rehabilitation Services (people with disabilities)	435-787-3480
Job Corps (youth)	1-800-733-5627
Labor Commission	801-530-6800
Anti-discrimination and labor issues	1-800-222-1238
LDS Employment Resource Services	435-752-7911
Utah Department of Workforce Services (DWS) (Logan)	866-435-7414

## Ethnic / Cultural Support

Alliance Community Services	801-941-1966
Asian Association & Refugee Center of Utah	801-467-6060
NAACP	801-678-7640
OUTreach Resource Centers	outreachutah.org
Utah Division of Indian Affairs	801-715-6702

## Financial Counseling

AAA Fair Credit Foundation	1-800-351-4195
American Credit Foundation	1-800-259-0601
Extension Services, USU Cache County Office	435-797-2200
Family Life Center Housing and Financial Counseling Services	435-797-7224
Neighborhood Nonprofit Housing Corporation (homeowner and credit counseling)	435-753-1112
Utah Legal Services (Bankruptcy Hotline)	1-800-662-4245 x 3446
VITA (Volunteer Income Tax Assistance)	2-1-1

## Food Assistance Programs

Cache Community Food Pantry	435-753-7140
Department of Workforce Services (DWS) (Food Stamps)	1-866-435-7414
Home Delivered Meals/Congregate Meals (Senior Citizens)	435-755-1722
Bear River Area Association on Aging (BRAG)	435-752-7242
Cache County Senior Citizen Center (Logan)	435-755-1720
Hyrum Senior Center	435-245-3570
Meals-on-Wheels Direct Line	435-713-1461 x 468
Mobile Food Pantry, Utah Food Bank	2-1-1
WIC (Women, Infants & Children), Bear River Health Department	435-792-6451

## Government & Emergency Services

Emergencies (Fire, Hazardous Materials, Medical, & Police)	9-1-1
Area Dispatch (Non-emergency police & fire)	435-753-7555
Cache County	www.cachecounty.org
Clerk	435-755-1460
Fire	435-755-1670
Sheriff	435-755-1000
Treasurer	435-755-1500
Zoning	435-755-1640
Division of Motor Vehicles (DMV)	435-755-1610
Toll-free	1-800-DMV-UTAH (368-8824)
Driver License Division	801-965-4437
Hyde Park City	435-563-6507
Hyrum City	435-245-6033
Lewiston City	435-258-2141
Logan City	435-716-9000
Animal Control	435-716-9410
Business License Division	435-716-9230
Environmental Health	435-716-9755
Fire	435-716-9500
Mayor	435-716-9002
Parks & Recreation	435-716-9250
Planning and Zoning & Building Inspections Divisions	435-716-9020
Police (Administration)	435-716-9300
Mendon	435-753-3449
Millville City	435-750-0924
Newton City	435-563-9283
Nibley City	435-752-0431
North Logan City	435-752-1310
Paradise City	435-245-6737
Providence	435-752-9441
Richmond City	435-258-2092
River Heights	435-752-2646
Smithfield City	435-563-6226
United States Postal Service (USPS)	1-800-ASK-USPS (275-8777)

## Health Care / Hospitals / Clinics

Bear Lake Community Health Center (Hyrum)	435-245-6988
Bear Lake Community Health Center (Logan)	435-755-6075
Bear Lake Community Health Center (North Logan)	435-755-6061
Bear River Health Department	435-792-6500
24-Hour Public Health Emergency Line	877-229-8825
Cache Valley Specialty Hospital (CVSH)	435-713-9700
Department of Workforce Services (DWS) (Applications)	1-866-435-7414
Children's Health Insurance Program (CHIP)	1-877-KIDS-NOW
Medicaid Information Line	1-800-662-9651
Primary Care Network (PCN) and Utah's Premium Partnership for Health Insurance (UPP) (helps pay employer-provided insurance premiums)	1-888-222-2542
Intermountain Cache Valley Community Health Clinic	435-716-5410
Logan Regional Hospital (IHC)	435-716-1000
Midtown Community Health Center (Logan)	435-752-7060
Planned Parenthood	1-800-230-7526
Utah Insurance Department	1-800-439-3805
Veterans Community Based Outpatient Clinic (Ogden)	801-479-4105

## Homeless Services

Lantern House (Ogden)	801-621-5036
Youth Futures (Ogden) (12-18 year old)	801-528-1214
Homeless Veterans Fellowship (Ogden)	801-392-7662



DIAL 2-1-1 or  
1.888.826.9790



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2-1-1 UTAH APP



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# CACHE COUNTY GENERAL RESOURCE LIST

2018



## Household Items / Furniture / Clothing

Deseret Industries (DI) (Logan)	435-752-4511
Somebody's Attic	435-752-8502
Habitat for Humanity ReStore	435-752-2786

## Housing / Utilities

Bear River Association of Governments (BRAG)	435-752-7242
Habitat for Humanity – Cache Valley (low-income home builds)	435-752-8419
HEAT (Home Energy Assistance Target) (Utilities)	435-713-1444
Housing Authority – Bear River Regional & Logan City	435-752-7242
Hyrum City Power & Light	435-245-6033
Logan City Utilities	435-716-9200
Questar Gas (Customer Service)	1-800-324-5111
Blue Stakes	8-1-1 or 1-800-662-4111
Gas Leaks	1-800-767-1689
Rocky Mountain Power	1-888-221-7070
Outages/Emergencies	1-877-508-5088
Utah Department of Workforce Services (DWS)	1-866-435-7414
Utah Telephone Assistance Program (UTAP)	1-800-948-7540

## Legal Information / Consultation

Consumer Protection, Division of	1-800-721-SAFE (7233)
Disability Law Center	1-800-662-9080
Utah Legal Services	1-800-662-4245
Pro Se Legal Clinic (Held at Cache County District court)	435-750-1300
Utah State Courts' Self Help Center	1-888-683-0009
Utah State Law Library	801-238-7990
Free legal clinic listings	<a href="http://www.utcourts.gov/howto/legalclinics">www.utcourts.gov/howto/legalclinics</a>

## Libraries

Hyrum City	435-245-6411
Lewiston City	435-258-5515
Logan City	435-716-9123
Newton City	435-563-9283
North Logan	435-755-7169
Providence City	435-752-7881
Richmond City	435-258-5525
Smithfield City	435-563-3555
Utah State Library for the Blind and Disabled	800-662-5540

## Mental Health / Counseling

Bear River Mental Health	435-752-0750
Bear River Clubhouse	435-753-2080
Child and Family Support Center (Parenting)	435-752-8880
The Family Institute of Northern Utah (Logan)	435-752-1976
LDS Family Services	435-752-5302
NAMI (National Alliance on Mental Illness)	435-787-4165 or 1-877-230-6264
USU Marriage & Family Therapy Clinic	435-797-7430
USU Psychology Community Clinic (Logan)	435-797-3401

## Other Services

Better Business Bureau (BBB)	1-800-456-3907
Box Elder Chamber of Commerce	435-723-3931
Bridgerland Literacy	435-750-3262
English Language Center of Cache Valley	435-750-6534
USU Small Business Development Center	435-797-2277
United Way of Cache Valley Volunteer Center	435-753-0317

## People with Disabilities

711 Relay Utah	7-1-1
Cache Employment and Training Center	435-752-7952
Center for Persons with Disabilities (CPD)	435-797-1981
Cache Valley Transit District Call-A-Ride Paratransit Service	435-792-3122
Developmental Skills Laboratory	435-797-8528
Common Ground Outdoor Adventures	435-713-0288
Division of Rehabilitation Services	435-787-3480
Division of Services for People with Disabilities (DSPD)	1-877-568-0084
Options for Independence	435-753-5353
RISE Services	435-752-2405
Utah Assistive Technology Foundation	435-797-2025
Utah Assistive Technology Program	435-797-3824
Utah Parent Center and Autism Information Resources	
Salt Lake City (Parents of children with disabilities)	1-800-468-1160
Utah State Library for the Blind and Disabled	800-662-5540

## Pregnancy

<i>(See also: Health Care/Hospitals/Clinics)</i>	
Baby Your Baby Hotline	1-800-826-9662
Center for Pregnancy Choices	435-752-1222
Children's Service Society of Utah	1-800-839-7444
Planned Parenthood (Logan)	1-800-230-7526
Pregnancy Riskline	1-800-822-BABY (2229)
Help Me Grow	2-1-1

## Senior Citizens

AARP	1-866-448-3616
Bear River Area Agency on Aging	435-752-7242
Cache County Senior Citizens Center (Logan)	435-755-1720
Hyrum Senior Center	435-245-3570
Options for Independence	435-753-5353
Special Needs Registry	2-1-1
Utah State Library for the Blind and Disabled	800-662-5540

## Sexually Transmitted Diseases / AIDS Info

<i>(See also: Health Care/Hospitals/Clinics)</i>	
People with AIDS Coalition of Utah	801-484-2205
Planned Parenthood Association of Utah	800-230-7526
STD/HIV/AIDS Education, Bear River Health Department	435-792-6500
Utah AIDS Foundation	1-800-FON-AIDS (366-2437)
Health Information Hotline	1-800-865-5004 (office)

## Substance Abuse / Addiction

<i>(See also: Mental Health / Counseling)</i>	
Al Anon Information Center (family member support groups)	801-393-2311
Alcoholics Anonymous (AA) of Cache Valley	435-890-5977
Bear River Health Department Division of Substance Abuse	435-792-6500
24-Hour Public Health Emergency Line	435-881-0358
The Family Institute of Northern Utah	435-752-1976
Narcotics Anonymous	<a href="http://www.nuana.org">www.nuana.org</a>
Tobacco Quit Line	1-888-567-TRUTH (8788)
Veterans Outpatient Clinic (Ogden)	801-479-4105
Alcohol and Chemical Treatment Center (ACT) (Detox) (Ogden)	801-479-2250
Intermountain Specialized Abuse Treatment Center (Detox) (SLC)	1-800-303-9805
New Vision (Detox) (Layton)	801-807-7925

## Support Groups

Call for details on various groups	2-1-1
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## Transportation

Bear River Association of Governments (Medical Voucher Program)	435-752-7242
Cache County Senior Citizens Center	435-755-1720
Cache Valley Transit District (LTD/CVTD)	435-752-2877
Call-a-Ride (Paratransit Service)	435-753-2255
Logisticare (Medical transport for Medicaid patients)	855-563-4403
Options for Independence (persons with disabilities)	435-753-5353
USU Aggie Shuttle ( <a href="http://aggiebus.com">aggiebus.com</a> )	435-797-3414
Veteran's Van to SLC VA Hospital	800-613-4012
Road Conditions	5-1-1

## Welfare and Financial Services

Office of Recovery Services (ORS)	1-801-536-8500
Social Security Administration (SSA) (Ogden)	1-877-378-9081
National	1-800-772-1213
Unemployment Insurance Center	1-888-848-0688
Utah Department of Workforce Services (DWS)	
Constituent Affairs	1-800-331-4341
Eligibility	1-866-435-7414

Call 2-1-1 24/7 (or 888-826-9790), text your zip code to 898-211, email [211ut@uw.org](mailto:211ut@uw.org), or search or chat online at [211ut.org](http://211ut.org) to be linked to the resources available from health and human service programs throughout the state.

Please visit [www.211ut.org](http://www.211ut.org) for the most current resource lists.  
Last Update: December 2017



DIAL 2-1-1 or  
1.888.826.9790



VISIT  
[211ut.org](http://211ut.org)



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2-1-1 UTAH APP



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