



Backman Title Services

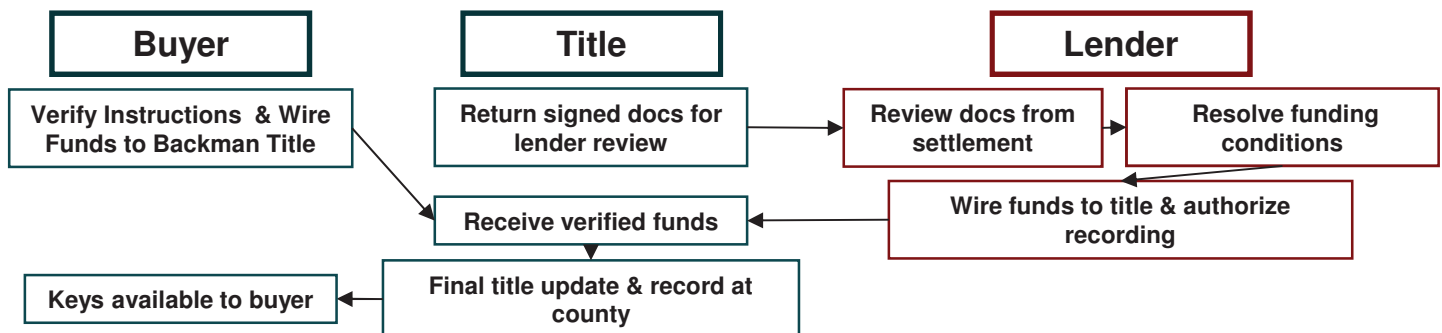
www.backmantitle.com

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: _____



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*.



APPLICATION FOR RESIDENTIAL EXEMPTION
SUMMIT COUNTY ASSESSOR * P.O. BOX 128 * COALVILLE, UT 84017 * 435-336-3257 *
cathy.robinson@summitcounty.org

DATE: _____

OWNER NAME: _____

PARCEL NUMBER: _____

MAILING ADDRESS: _____

PHYSICAL ADDRESS: _____

PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS IN REFERENCE TO THE *PHYSICAL ADDRESS ABOVE*

YES NO

☐ ☐

1. Do you own any home(s) other than the one noted in the property address above? If YES, please list the complete address, and note whether they are being rented, or if they are used as a secondary/vacation residence.

☐ ☐

2. Do you pay your income taxes in Utah? (Please see Senate Bill 13 for any tax implications)

☐ ☐

3. Do you use the property address above for your federal and state tax returns?

☐ ☐

4. Are you currently registered to vote in Summit County?

☐ ☐

5. Are your vehicle(s), and/or boat(s), RV(s), registered in Summit County?

6. Please explain any NO answers, to questions 2-5: _____

☐ ☐

7. **ENCLOSE A COPY OF UT DRIVER'S LICENSE FOR EACH OWNER ON THE ACCOUNT:** _____

(Driver's License may be audited at any time for address authenticity)

The Declaration below is available for PUBLIC REVIEW: (excluding the rental contract)

Owner must initial ONE of the following:

☐

PRIMARY (Owner's permanent, full-time residence): I am the owner of the above identified residential property in Summit County. I have no other permanent residences in Utah or any other state or province. I will occupy this property at least 183 consecutive days per calendar year.

DATE OF OCCUPANCY: _____

* ☐

RENTAL/LEASING: I am leasing / renting, OR a family member is living in the above identified property. The tenant or family member is using the property as their permanent full-time residence and they have no other permanent residence. Tenant or family member's name & phone # _____

****Lease agreement required with accompanying Utah Driver's License at the residence.**

* ☐

NON-PRIMARY: The above identified property is NOT my permanent, full-time residence. I am not entitled to any primary residential exemption.

I understand that pursuant to Utah Code Annotated, Section 59-2-309(2), that any misrepresentation of the declaration above subjects the owner to severe penalties.

Signed: _____

Dated: _____

Signed: _____

Dated: _____

Telephone #: _____ **EMAIL** _____



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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

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

SUMMIT COUNTY AREA GENERAL RESOURCE LIST

2016



Emergencies (24 Hours)

Crisis/Suicide Prevention.....	435-649-8347
Life Threatening	9-1-1
National Suicide Prevention Lifeline.....	1-800-273-TALK (8255)
Poison Control	1-800-222-1222

Adult & Child Abuse/Neglect

Adult Protective Services (APS) (Reporting)	1-800-371-7897
Division of Child and Family Services	
Child Protective Services (CPS) (Reporting)	1-855-323-3237
Provo/Western Region	801-374-7005
Family Support Center, Inc. (Crisis nursery) (Midvale)	801-255-6881
Guardian Ad Litem/ CASA (Salt Lake)	801-578-3962
Utah Foster Care Foundation (Orem)	801-373-3006
Wasatch-Summit County Children's Justice Center	435-657-1000

Child/Youth/Family Services

Big Brothers Big Sisters of Utah (Mentoring Program)	1-800-238-8061
Boy Scouts of America, Great Salt Lake Council	801-582-3663
Care About Childcare – Mountainland Region	1-800-952-8220
Community Action Services Youth Mentoring Program.....	801-373-8200
National Runaway Switchboard	1-800-786-2929
School Districts	
North Summit	435-336-5654
Park City	435-645-5600
South Summit.....	435-783-4301
Youth Services, Salt Lake County Division of	1-385-468-4500

Domestic Violence

Domestic Violence Information Line.....	1-800-897-LINK (5465)
Peace House, Inc.	435-647-9161
Utah Legal Services	1-800-662-4245
Utah State Office for Victims of Crime	1-800-621-7444
VINE (Victim Information & Notification Everyday)	1-877-884-8463
Victim Assistance Program, Summit County	435-615-3850

Employment/Job Training

(See also: "Employment: Temporary" in the Yellow Pages)

Division of Rehabilitation Services	435-657-0629
Job Corps	1-800-733-5627
Labor Commission	
Anti-discrimination and labor issues	1-800-222-1238
LDS Employment Services (Salt Lake)	801-240-7240
Utah Department of Workforce Services (DWS)	
Park City Employment Center	435-649-8451
Utah Valley University (UVU) – Wasatch Campus (Heber).....	435-654-6482

Financial Counseling

AAA Fair Credit Foundation.....	1-800-351-4195
American Credit Foundation	1-800-259-0601
Extension Services, USU	435-277-2400

Food Assistance Programs

Christian Center of Park City	435-649-2260
Community Action Services (Coalville)	435-336-4277
Kamas	435-783-4303
Mobile Food Pantry, Utah Food Bank	2-1-1
Food Pantries.....	see Food Resource List or dial 2-1-1
Food Stamps, Utah Department of Workforce Services (DWS)	
.....	1-866-435-7414
Home Delivered Meals/Congregate Meals (Senior citizens)	
Mountainland Dept of Aging & Family Services (Orem).....	801-229-3804
North Summit Senior Center	435-336-2622
Park City Senior Center	435-649-7261
South Summit Senior Center	435-783-4311
St. Mary's Catholic Church	435-649-9676
WIC (Women, Infants & Children), Summit County Health Department	
Coalville Office	435-336-5981
Kamas Office.....	435-783-4351
Park City Office	435-333-0014

Government Services

Summit County (Extensions apply for all three cities)	
Coalville.....	435-336-3200
Kamas	435-783-4630
Park City.....	435-615-5000
Animal Control	435-336-3985
Assessor.....	435-336-3257
Clerk.....	435-336-3204
Recorder.....	435-336-3238
Treasurer.....	435-336-3267
Landfill	
3-Mile Canyon.....	435-336-5297
Henefer	435-336-3338
City Halls	
Coalville	435-336-5981
Francis	435-783-6236
Henefer	435-336-5365
Kamas	435-783-4630
Oakley	435-783-5734
Park City	435-615-5000
Division of Motor Vehicles (DMV).....	1-800-DMV-UTAH (368-8824)
Coalville Office.....	435-336-3297
Kamas Office.....	435-783-4351 x3083
Park City Office.....	435-615-3940
Drivers License Division	801-965-4437
United States Postal Service (USPS).....	1-800-ASK-USPS (275-8777)

Health Care/Hospitals/Clinics

Community Nursing Services (CNS)	1-800-486-2186
Department of Workforce Services (DWS) (Applications)	1-866-435-7414
Heber Valley Medical Center (Intermountain Healthcare)	435-654-2500
IHC Home Care (Heber)	435-657-4323
Medicaid and CHIP	
Children's Health Insurance Program (CHIP)	1-877-KIDS-NOW
Medicaid Information Line.....	1-800-662-9651
People's Health Clinic.....	435-333-1850
Planned Parenthood Association of Utah	1-800-627-9558
Primary Care Network (PCN) and Utah's Premium Partnership for Health Insurance (UPP) (UPP helps pay employer-provided insurance premiums)	
.....	1-888-222-2542
Summit County Health Department (Coalville Administration)	435-336-3234
Park City Clinic	435-649-7640
Utah Health Insurance Division.....	1-800-439-3805
Veterans Affairs Medical Center, George E. Wahlen	1-800-613-4012

Homeless Services

Community Action Services	
Coalville Office.....	435-336-4277
Kamas Office.....	435-783-4303

Household Items/Furniture/Clothing

Christian Center of Park City.....	435-649-2260
Deseret Industries (DI) (Sugarhouse).....	801-486-3474

Housing/Utilities

Community Action Services (Coalville Office).....	435-336-4277
Kamas Office).....	435-783-4303
HEAT (Home Energy Assistance Target) (Utilities)	801-229-3855 x 5
Housing Authority of Utah County	801-373-8333
Mountainlands Community Housing Trust	435-647-9719
Questar Gas (Customer Service).....	801-324-5111
Blue Stakes.....	1-800-662-4111
Gas Leaks.....	1-800-767-1689
Rocky Mountain Power	1-888-221-7070
Outages Emergencies	1-877-508-5088
Rural Development.....	801-377-5580
Self-Help Homes	801-375-2205
UTAP (Utah Telephone Assistance Program) – Lifeline	1-800-948-7540

SUMMIT COUNTY AREA GENERAL RESOURCE LIST

2016



Law Enforcement/Emergency Services/Fire

Emergencies (Fire, Hazardous Materials, Medical, & Police)	9-1-1
Summit County/Park City	
Area Dispatch (Non-emergencies)	435-615-3600
Jail	435-615-3723
Fire Department	435-940-2500
Police Department	435-615-5505
Tip-a-Cop	435-615-5847
Sheriff (Business office)	435-615-3500

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
Utah State Bar	801-531-9077
Tuesday Night Bar (Park City Miners' Hospital, 1354 Park Ave.)	
Utah State Courts' Self Help Center	1-888-683-0009
Utah State Law Library	801-238-7990
Free legal clinic listings	www.utcourts.gov/howto/legalclinics

Libraries

Park City Library	435-615-5600
Summit County (Main Branch)	435-615-3900
Coalville Branch	435-336-3070
Bookmobile	435-513-0826
Kamas Branch	435-783-3190

Mental Health/Counseling

Family Support Center (parenting) (Salt Lake)	801-955-9110
LDS Family Services (Salt Lake)	801-487-0499
NAMI UTAH (National Alliance on Mental Illness)	1-877-230-6264
Valley Behavioral Health – Park City Office	
(Coalville & Kamas – call Park City office for appt.)	435-649-9079

Other Services

Better Business Bureau (BBB)	1-800-456-3907
Park City Chamber of Commerce	435-649-6100
Park City Transit (PCT) (Recorded Message)	435-615-5350
Lost and Found	435-615-5350
Para transit (TTY)	435-615-5353, 615-5301

People with Disabilities

711 Relay Utah	7-1-1
Disability Related Resources	2-1-1
Division of Rehabilitation Services (Voc Rehab)	435-657-0629
Division of Services for People with Disabilities (DSPD)	1-844-275-3773
Rise, Inc. (Midvale)	866-298-5973
Turn Community Services	1-866-359-8876
Utah Independent Living Center (Salt Lake)	1-800-355-2195
Utah Parent Center and Autism Information Resources (Salt Lake)	
(Parents of children with disabilities)	1-800-468-1160

Pregnancy

(See also: Health Care/Hospitals/Clinics)

Baby Your Baby Hotline	1-800-826-9662
The Children's Service Society of Utah	801-355-4847
LDS Family Services (Salt Lake)	801-487-0499
Planned Parenthood Association of Utah (Salt Lake)	801-532-1586
Pregnancy Resource Center (Salt Lake)	435-363-5433
Pregnancy Riskline	1-800-822-BABY (2229)

Rape/Sexual Assault

Peace House, Inc.	435-647-9161
Utah Coalition Against Sexual Assault (UCASA)	1-866-878-2272
Victim Assistance Program, Summit County	435-615-3850

Senior Citizens

AARP	1-866-448-3616
Mountainland Department of Aging & Family Services (Orem)	801-229-3800
North Summit Senior Center	435-336-2622
Park City Senior Center	435-649-7261
South Summit Senior Center	435-783-4311

Sexually Transmitted Diseases/AIDS Info

See also: Health Care/Hospitals/Clinics

People with AIDS Coalition of Utah	435-484-2205
Planned Parenthood Association of Utah	800-627-9558
STD/HIV/AIDS Education, Summit County Health Department	
Coalville Clinic	435-336-3234
Kamas Clinic	435-783-4361
Park City Clinic	435-333-1500
Utah AIDS Foundation (Office)	1-800-865-5004
Hotline	1-800-FON-AIDS

Substance Abuse

For information on inpatient and outpatient substance abuse treatment programs, please call the county's Assessment and Referral Unit or 2-1-1.

AA (Alcoholics Anonymous)	435-649-0022
Narcotics Anonymous	www.utahna.info
Tobacco Quit Line	1-888-567-TRUTH (8788)
Valley Behavioral Health – Summit County Office	
(Coalville & Kamas – call Park City office for appt.)	435-649-8347

Support Groups

Call for details on various groups	2-1-1
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Volunteers

2-1-1 Volunteer Center	2-1-1
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Welfare and Financial Services

Office of Recovery Services (ORS)	801-536-8500
Social Security Administration (SSA)	1-800-772-1213
Salt Lake Office	1-866-851-5275, 1-800-325-0778 (TTY)
Unemployment Insurance Center	1-888-848-0688
Utah Department of Workforce Services (DWS)	1-866-435-7414
Worker's Compensation Fund (WCF)	1-800-446-2667

Last Update: May 2016

Please visit www.211ut.org for the most current resource lists.

United Way 2-1-1 is the place to call if you need help or want to give help. Callers can be linked to resources available from health and human service programs throughout the state.