



# Backman Title Services

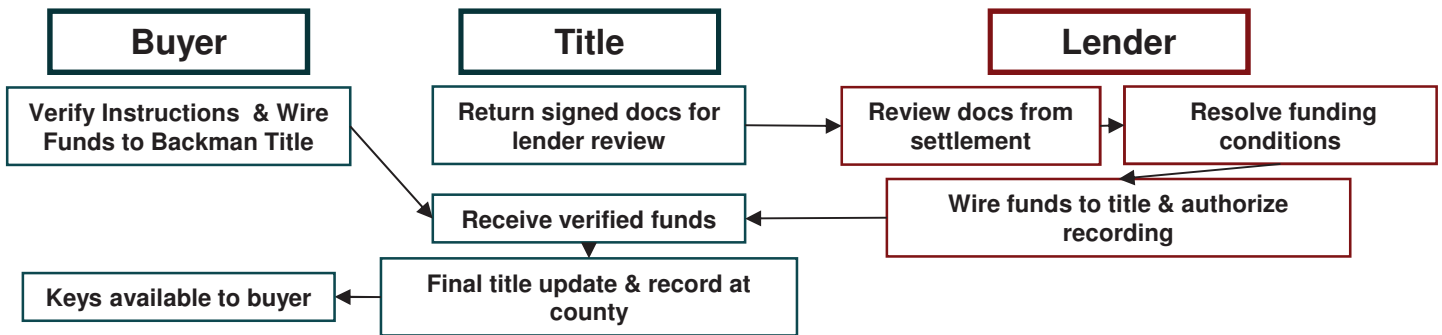
www.backmantitle.com

## 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

## 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.**



# 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

# TOOELE COUNTY AREA GENERAL RESOURCE LIST

2016



## Emergencies (24 Hours)

Life Threatening.....	9-1-1
Crisis/Suicide Prevention.....	435-882-5600
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.....	1-855-323-3237
Family Support Center, Inc. (Salt Lake).....	801-955-9110
Tooele County Children's Justice Center.....	435-843-3440

## Child/Youth/Family Services

Boys and Girls Club.....	435-224-9300
DDI Vantage.....	435-833-0725
Head Start.....	435-882-6743
National Runaway Switchboard.....	1-800-786-2929
Tooele County School District.....	435-833-1900
Tooele County Youth Services.....	435-566-5927
Utah State University, Tooele Branch Campus.....	435-882-6611
Valley Behavioral Health - Family Resource Facilitator.....	435-843-3520
Youth and Families with Promise (YFP).....	801-399-8200

## Household Items/Furniture/Clothing

Deseret Industries (DI).....	435-882-7100
Tooele County Relief Services.....	435-843-9955

## Domestic Violence

Domestic Violence Information Line.....	1-800-897-LINK (5465)
Pathways.....	435-843-1677
Crisis Line.....	1-800-833-5515
Tooele City Domestic Violence Victim Advocacy.....	435-882-8900 x 335
Tooele County Government	
Domestic Violence & Sexual Assault Victim Advocacy.....	435-882-6888
Utah Legal Services.....	1-800-662-4245
Utah State Office for Victims of Crime.....	1-800-621-7444
Valley Behavioral Health (Domestic Violence Treatment).....	435-843-3520
VINE (Victim Information & Notification Everyday).....	1-866-277-7477

## Employment/Job Training

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

Department of Workforce Services (DWS).....	1-866-435-7414 x 1
Deseret Industries (DI).....	435-882-7100
Division of Vocational Rehabilitation Services.....	435-882-1086
Job Corps.....	1-800-733-5627
Labor Commission.....	1-800-222-1238
LDS Employment Services.....	435-882-8646
Tooele Applied Technology College (ATC).....	435-248-1800
Valley Behavioral Health (for people with behavioral health problems)	
New Reflection Clubhouse.....	435-843-3520

## 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

Community Food Co-Op of Utah.....	801-746-7878
Food Pantries.....	(see Food Resource List or dial 2-1-1)
Food Stamps, Department of Workforce Services (DWS)	
Eligibility.....	1-866-435-7414
Grantsville First Baptist Church.....	435-884-3737
Grantsville Neighborhood Food Center.....	435-884-4452
Home Delivered Meals/Congregate Meals (Senior Citizens)	
Grantsville Senior Center.....	435-884-3446
Tooele County Division of Aging & Adult Services.....	435-277-2457
Tooele Senior Center.....	435-843-4110
Mobile Food Pantry, Utah Food Bank.....	2-1-1
Tooele County Food Bank.....	435-566-5936
Tooele County Relief Services.....	435-843-9955
Wendover Christian Fellowship.....	775-385-8918
WIC (Women, Infants & Children).....	435-277-2300

## Government Services

Division of Motor Vehicles (DMV) (State).....	1-800-DMV-UTAH (368-8824)
Tooele Office.....	435-843-3190
Driver's License Division – Call center.....	801-965-4437
Grantsville City.....	435-884-3411
Tooele City.....	435-843-2100
Animal Control.....	435-882-4607
Tooele County.....	435-843-3100
Assessor.....	435-843-3103
Clerk.....	435-843-3140
Emergency Management.....	435-833-8100
Recorder.....	435-843-3180
Treasurer.....	435-843-3190
Landfill.....	435-843-4785
United States Postal Service (USPS).....	1-800-ASK-USPS (275-8777)
Wendover City.....	435-665-7771

## Health Care/Hospitals/Clinics

Children with Special Health Care Needs.....	1-800-829-8200
Community Nursing Services (CNS).....	435-882-3913
Department of Workforce Services (DWS) (Applications)....	1-866-435-7414
Eye Care for Kids Foundation.....	801 255-8525
IHC Home Care (Salt Lake City).....	385-887-6000
Maliheh Free Clinic.....	801-266-3700
Medicaid and CHIP	
Children's Health Insurance Program (CHIP).....	1-877-KIDS-NOW
Medicaid Information Line.....	1-800-662-9651
Mountain West Medical Center.....	435-843-3600
Planned Parenthood Association of Utah (Salt Lake).....	1-800-230-7526
Primary Care Network (PCN) and Utah's Premium Partnership for Health Insurance (UPP)(UPP helps pay employer-provided insurance premiums)	
.....	1-888-222-2542
RX Connect.....	1-866-221-0265
Tooele County Health Department.....	435-277-2300
Wendover Unit.....	435-665-7004
Tooele County Relief Services.....	435-843-9955
Utah Health Insurance Division.....	1-800-439-3805
Wendover Community Health Center.....	775-664-2220

## Housing/Utilities

Habitat for Humanity (Salt Lake).....	801-263-0136
HEAT Tooele office.....	801-521-6107
Questar Gas (Customer Service).....	1-800-323-5517
Blue Stakes.....	811, or 1-800-662-4111
Gas Leaks.....	1-800-767-1689
Rocky Mountain Power.....	1-888-221-7070
Outages/Emergencies.....	1-877-548-3768
Salt Lake Community Action Program.....	1-800-796-2444
Salvation Army (Rocky Mountain Power Assistance).....	801-969-0526
Tooele City Utilities.....	435-843-2150
Tooele County Housing Authority.....	435-882-7875
Tooele County Relief Services.....	435-843-9955
USDA Rural Development (Provo).....	801-377-5580 x106
Utah Department of Workforce Services (DWS)	
Tooele Employment Center.....	866-435-7414
Utah Telephone Assistance Program (UTAP).....	1-800-948-7540

## Law Enforcement/Emergency Services/Fire

Emergencies (Fire, Hazardous Materials, Medical, & Police).....	9-1-1
Grantsville City Police Department.....	435-884-6881
Tooele City Police Department.....	435-882-8900
Tooele County Sheriff	
Area Dispatch (non-emergencies).....	435-882-5600
Stansbury Park Office.....	435-843-4728
Wendover Office.....	435-665-7010
Tooele Fire Department.....	435-843-2200



# TOOELE COUNTY AREA GENERAL RESOURCE LIST

2016



## Legal Information/Consultation

Disability Law Center.....	1-800-662-9080
Division of Consumer Protection.....	1-800-721-SAFE (7233)
Tooele County Relief Services .....	435-843-9955
Utah Legal Services .....	1-800-662-4245
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

Tooele City Library .....	435-882-2182
Tooele County Bookmobile Library (Grantsville) .....	435-884-3703

## Mental Health/Counseling

Family Support Center (parenting) (Salt Lake).....	801-955-9110
LDS Family Services (Salt Lake).....	801-487-0499
NAMI UTAH (National Alliance for the Mentally Ill of Utah)...	1-877-230-6264
Valley Behavioral Health – Tooele Office.....	435-843-3520
New Reflections Clubhouse.....	435-882-4845

## Other Services

Better Business Bureau (BBB) .....	1-800-456-3907
Tooele County Chamber of Commerce.....	435-882-0690
Utah Transit Authority.....	1-888-RIDE-UTA (743-3882)

## People with Disabilities

711 Relay Utah .....	7-1-1
Disability-related information .....	2-1-1
Division of Services for People with Disabilities (DSPD) .....	1-877-568-0084
Division of Vocational Rehabilitation Services.....	435-882-1086
Rise, Inc.....	1-800-257-9920
Turn Community Services .....	1-866-359-8876
Utah Independent Living Center – Tooele Satellite Office .....	435-843-7353
Utah Parent Center and Autism Information Resources Salt Lake City Office.....	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.....	1-800-839-7444
LDS Family Services (Salt Lake) .....	801-487-0499
Planned Parenthood Association of Utah (Salt Lake) .....	1-800-230-7526
Pregnancy Resource Center (Salt Lake).....	801-363-5433
Pregnancy Riskline .....	1-800-822-BABY (2229)
Teen Pregnancy Support (Valley Mental Health) .....	435-843-3520

## Rape/Sexual Assault

Rape/Sexual Assault Crisis Line.....	1-888-421-1100
Utah Coalition Against Sexual Assault (UCASA).....	1-866-878-2272

## Senior Citizens

AARP .....	1-866-448-3616
Tooele County Division of Aging & Adult Services .....	435-843-4110
Grantsville Center.....	435-884-3446
Tooele Senior Center .....	435-843-4110
Wendover Senior Center .....	435-665-0679

## Sexually Transmitted Diseases/AIDS Info

See also: *Health Care/Hospitals/Clinics*

People with AIDS Coalition of Utah.....	801-484-2205
Planned Parenthood Association of Utah (Salt Lake) .....	1-800-230-7526
Tooele County Health Department STD/HIV/AIDS Education.....	435-843-2300
Utah AIDS Foundation .....	1-800-FON-AIDS (366-2437)

## 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).....	801-484-7871
Al-Anon Family Groups.....	1-866-262-9587
Narcotics Anonymous.....	www.utahna.info
Tobacco Quit Line .....	1-888-567-TRUTH (8788)
Valley Behavioral Health Substance Abuse Services .....	435-843-3520

## 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

Department of Workforce Services (DWS) Eligibility Service Center .....	1-866-435-7414
Constituent Affairs .....	1-800-331-4341
Office of Recovery Services (ORS) (Salt Lake) .....	801-536-8500
Social Security Administration (SSA) (National) .....	1-800-772-1213
Salt Lake Office .....	1-866-851-5275
Unemployment Insurance Center.....	1-888-848-0688
Worker's Compensation Fund (WCF) .....	1-800-446-2667

Last Update: May 2016

Please visit [www.211ut.org](http://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.*

