



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 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 the wiring instructions provided by the title company and confirm them directly with your bank or a trusted contact to prevent wire fraud.
- If applicable, complete the water right or water share transfer after closing with the state or with the irrigation company and ensuring that all necessary documentation and fees are properly submitted.
- File for a primary residence exemption with the county assessor to potentially qualify for property tax savings.
- Sign up for "Property Watch" from your county recorder (if available)
- Arrange for payment of HOA/Association dues and ensure that you are aware of the payment schedule and any specific requirements.
- Coordinate with the seller to transfer the utilities into your name and set up any desired automatic payments or billing preferences.
- Arrange for the changing of locks either through a locksmith or your home warranty company.
- Identify the garbage and recycling pick-up days in your new neighborhood to properly dispose of waste and recycling materials.
- Set up or transfer TV/internet services and gym memberships according to your preferences and needs.
- Familiarize yourself with the location of shut-off valves for water and gas in case of emergency situations.
- Forward your mail using the United States Postal Service (USPS) online forwarding service.
- Take pictures of receipts for any deductible expenses related to the purchase of the property or potential reimbursements.
- Prepare for moving day by fully charging your cell phones, having essentials like paper towels, bathroom tissue, and plastic cups/utensils readily available. Also, keep some cash on hand for unexpected expenses.
- Inform your insurance agent about your new home and ensure that your homeowner's insurance policy is active and covers the correct property.
- Consider creating a home maintenance checklist to keep track of regular tasks such as changing air filters, servicing HVAC systems, or scheduling lawn care.
- Research local service providers, such as plumbers, electricians, and landscapers, and keep their contact information handy for any future needs or emergencies.
- Familiarize yourself with any homeowner association (HOA) rules, regulations, and restrictions, and ensure compliance with their guidelines.
- Take the time to explore your new neighborhood and introduce yourself to neighbors, making connections and getting to know the community.

Several companies & service providers may require notice of your new address.

- Auto, life, & health insurance companies. (Ensure your policies reflect the correct information and coverage).
- HR department at your workplace for payroll and benefits purposes.
- Transfer your prescriptions to a new pharmacy and notify your healthcare providers, including doctors, dentists, & other specialists.
- Banks, credit unions and credit card companies, especially those that mail monthly statements.
- Subscription services, such as streaming platforms, online shopping accounts, or meal delivery.
- Any professional associations or fraternal organizations you are a member of.
- Driver's license & other state/professional licenses and permits. Remember other government agencies, such as the Department of Motor Vehicles (DMV), Medicare, Medicaid, and the Social Security Administration.
- Schools, educational institutions, and student financial aid lenders.
- Magazine & newspaper subscriptions.



Are Title Thieves Really Stealing Utah Homes?



QR for KSL-TV Story

If you've come across those infomercials touting services that promise to protect homeowners from fraudulent title theft, you might be wondering about the actual likelihood of such an event occurring. Rest assured, while title fraud is indeed a possibility, it's an exceptionally rare and unlikely occurrence.

In fact, earlier this year, several reputable local media outlets delved into the subject, seeking insights from experts. A notable example is KSL-TV's Matt Gephardt and Sloan Schrage, who explored the truth behind claims of title thieves in this eye-opening piece:

www.ksl.com/article/50334898/ads-claim-title-thieves-can-steal-your-home-but-can-you-really-lose-your-house

Benefits of Title Insurance – Built in coverage for marketable title, fraud & forgery

While the news coverage shed light on this issue, it's worth noting that numerous homeowners are already safeguarded by their title insurance policies, often acquired at the time of property purchase. An Owner's policy encompasses protection against unmarketable titles, and many policies obtained since 2008 have extended coverage that includes safeguarding against post-policy forgery, fraud, and title-related complications. The specifics of coverage can vary, and deductibles might apply depending on the policy type. Remarkably, many policyholders could potentially have coverage that reaches up to 150% of their property's original purchase price.

Property Watch - Free service in some counties

For homeowners seeking a proactive approach to staying informed about their property's status, the Property Watch service is a remarkable resource available in select Utah counties. This service allows residents to stay in the loop about any recorded changes affecting their property. Once you enroll, you'll receive email notifications whenever a document is recorded that impacts your property's status. Currently, this service is available in the following Utah counties:

Washington: <https://www.washco.utah.gov/2021/11/04/sign-up-for-property-watch/>

Salt Lake: <https://slco.org/data-services/PropertyWatch/PropertyWatch.aspx>

Uintah: <https://co.uintah.ut.us:8443/ords/ucdev/r/property-watch-signup/home>

Weber: https://www.webercountyutah.gov/forms/property_watch/

Cache: <https://www.cachecounty.org/recorder/propertywatch/faq.html>

Utah: <https://property-watch.utahcounty.gov/>

Daggett: <https://www.daggettcountry.org/CivicAlerts.aspx?AID=1324>

While the fear of title theft might be a headline-grabbing concern, the reality is that this type of fraud is an anomaly rather than the norm. Existing title insurance policies offer significant protection for homeowners, and the Property Watch service provides a valuable tool for staying informed about changes to your property.

Corporate Fraud Watch

The Utah Division of Corporations and Commercial Code provides a service to assist businesses in monitoring and receiving notifications regarding changes to their corporate information. These changes may be indicative of identity theft or fraudulent activities. The State promptly sends an email within 24 hours of any modification to a Business Address, Registered Agent, or Registered Principal. The cost for this service is \$3.00 per year.

<https://secure.utah.gov/fraudalert/>

Corporate

(801) 288-8818

Bountiful

(801) 295-7676

Layton

(801) 774-8818

Ogden

(801) 475-6100

Midvale

(801) 263-1500

Lehi

(385) 336-8390

Provo

(801) 224-9020

St. George

(435) 688-8808



* Submission of this application and statement authorizes the Assessor and/or staff to request or collect information enough to verify Primary Residence Status.

APPLICATION FOR RESIDENTIAL EXEMPTION

SUMMIT COUNTY ASSESSOR* PO BOX 128 * COALVILLE, UT 84017 * 435-336-3220
primaryexemption@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*

(one answer is required below)

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 2019 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 above:**

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

Please attach your DL's and Lease Agreements into one PDF and then submit it online at: <https://summitcounty.org/525/Primary-Residence-Exemption>

Note Statute 53-3-216 requires you to update the address on your driver's license within 10 days.
Driver's Licenses may be audited at any time for address authenticity.

Address on driver's license should match the physical address of the property.

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# _____

**** 12 - MONTH Lease agreement required**

A copy of the tenant's Utah driver's license; the address on the driver's license(s) should match the physical address of the property.

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.

(All owners must sign)

Signed: _____ Dated: _____

Signed: _____ Dated: _____

Telephone#: _____ EMAIL _____

Dear Property Owner:

Utah law allows the Assessor's Office to exempt from taxation, 45% of the fair market value of residential property if the property is being used as a primary residence.

The Summit County Assessor's Office routinely conducts a review of homes located in Summit County in order to determine if this primary residential exemption is being applied correctly. In addition, all new ownership transfers must apply and qualify for the exemption.

In order to qualify for this exemption, certain criteria must be met. We are requesting that the application on the reverse side of this letter be filled out and returned to our office so the status may be determined and/or verified on your property.

Failure to complete, sign, and return this application may result in the loss of your exemption. Please complete the application (see reverse) and return to our office located at 60 N. Main Street, or mail to P.O. Box 128, Coalville, UT 84017.

We thank you for your prompt attention to this matter. If you have any questions, please call our office at 435-336-3220.

FAILURE TO COMPLETE THE ITEMS BELOW WILL RESULT IN THE APPLICATION MARKED INCOMPLETE AND MAILED BACK TO YOU

- **COMPLETE THE ENCLOSED APPLICATION – ALL OWNERS MUST SIGN THE APPLICATION.**
- **INCLUDE A COPY OF UTAH DRIVER'S LICENSE FOR EACH OWNER ON THE ACCOUNT.**
Address on the driver's license should match the physical address of the property
- **IF THE PROPERTY IS RENTED, A COPY OF THE LONGTERM LEASE IS REQUIRED.**
**** 12-month lease agreement required**
A COPY OF THE RENTERS UTAH DRIVER'S LICENSE.
Address on Driver's license should match the physical address on the application

If a person has a Utah driver's license, they can change the address on their driver's license to match the physical address of the property by going to the link below. Once you have input the information asked for, take a screen shot of the document as it is not printable. Mail or email it back to primaryexemption@summitcounty.org along with the application for residential exemption.

Link to change the address on driver's license: <https://secure.utah.gov/dlr/index.html>

SUMMIT COUNTY GENERAL RESOURCE LIST 2021-2022



Emergencies (24 Hours)

Life Threatening	911
Crisis/Suicide Prevention (Valley Behavioral Health)	435-649-8347
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
Child Abuse/Neglect (Reporting)	1-855-323-3237
Family Support Center (Crisis nursery) (Midvale)	801-255-6881
Guardian Ad Litem/ CASA (Salt Lake)	801-578-3962
Summit County Children's Justice Center	435-615-3910

Child/Youth/Family Services

Big Brothers Big Sisters of Utah (Mentoring Program)	801-313-0303
Boy Scouts of America, Great Salt Lake Council	801-582-3663
Care About Childcare – Utah Valley University	1-800-952-8220
Girl Scouts of Utah	1-800-678-7809
Help Me Grow Utah (prenatal and developmental info)	801-691-5322
National Runaway Switchboard	1-800-786-2929
School Districts	
North Summit	435-336-5654
Park City	435-645-5600
South Summit	435-783-4301

Domestic Violence

Domestic Violence Information Line	1-800-897-LINK (5465)
Peace House	435-658-4739
Sego Lily Center for the Abused Deaf	1-855-812-1001
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

Division of Rehabilitation Services (Heber)	435-657-0629
Job Corps	1-800-733-5627
Labor Commission (anti-discrimination and labor issues)	801-530-6801
LDS Employment Services (Salt Lake)	801-240-7240
Utah Department of Workforce Services (DWS)	1-866-435-7414

Financial Counseling

American Credit Foundation	1-800-259-0601
Extension Services, USU	385-468-4820
Fair Credit Foundation	801-483-0999
Upsolve (bankruptcy info)	upsolve.org
Utah Legal Services (bankruptcy info)	1-800-662-4245

Food Assistance Programs

Christian Center of Park City	435-649-2260
Community Action Services (Coalville)	435-336-4277
(Kamas)	435-783-4303
Department of Workforce Services (DWS) (SNAP)	1-866-435-7414
Heber Valley Center Stage	435-649-2260
Mobile Food Pantry, Utah Food Bank	211
Mountainland Dept of Aging & Family Services	
Meals on Wheels	801-229-3802
North Summit Senior Center (senior meals)	435-336-2622
Park City Senior Center (senior meals)	435-649-7261
South Summit Senior Center ((senior meals)	435-783-4311
WIC (Women, Infants & Children), Summit County Health Department	
Coalville	435-336-3234
Kamas	435-783-3161
Park City	435-333-1515

Government Services

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	435-336-3051
Kamas	435-336-3051
Park City	435-615-3051
Drivers License Division	1-888-353-4224
Summit County Government	435-336-3200
Animal Control	435-336-3985
Assessor	435-336-3220
Clerk	435-336-3204
Recorder	435-336-3238
Treasurer	435-336-3267
Waste Collection/Recycling	435-336-3970
3-Mile Canyon Landfill	435-336-5297
Henefer Landfill	435-336-3338
United States Postal Service (USPS)	1-800-ASK-USPS (275-8777)

Health Care/Hospitals/Clinics

See Salt Lake/Summit Area Health List

Homeless Services

The Road Home	801-359-4142
---------------	--------------

Household Items/Furniture/Clothing

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

Housing/Utilities

Community Action Services (Coalville)	435-336-4277
(Kamas)	435-783-4303
HEAT (Home Energy Assistance Target) (Utilities)	801-229-3855
Mountainland Weatherization Program	801-229-3850
Mountainlands Community Housing Trust	435-647-9719
Dominion Energy (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	1-877-508-5088
USDA Rural Development	385-241-3552
Self-Help Homes	801-375-2205
UTAP (Utah Telephone Assistance Program) – Lifeline	1-800-234-9473

Law Enforcement/Emergency Services/Fire

Emergencies (Fire, Hazardous Materials, Medical, & Police)	911
Summit County/Park City	
Area Dispatch (Non-emergencies)	435-615-3600
Jail	435-615-3701
Park City Fire District	435-940-2500
Park City Police Department	435-615-5505
Tip-a-Cop	435-615-5555
Sheriff (Business office)	435-615-3600

SUMMIT COUNTY GENERAL RESOURCE LIST 2021-2022



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	801-231-9077
Tuesday Night Bar (Park City Miners' Hospital, 1354 Park Ave.)	
(Temporarily closed due to COVID-19)	
Utah State Courts' Self Help Center	1-888-683-0009
Utah State Law Library	801-238-7990
Free legal clinic listings	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
Huntsman Mental Health Institute – Park City (Coalville & Kamas – call Park City office for appt.)	435-658-9998

Other Services

Better Business Bureau (BBB)	1-800-456-3907
Park City Chamber of Commerce	800-453-1360
Park City Transit (PCT) (Recorded Message)	435-615-5350
Lost and Found	435-615-5350
Para transit (TTY)	435-615-5353

People with Disabilities

711 Relay Utah	711
Disability Related Resources	211
Division of Rehabilitation Services (Voc Rehab)	866-454-8397
Division of Services for People with Disabilities (DSPD)	1-844-275-3773
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	800-839-7444
LDS Family Services (Salt Lake)	801-487-0499
Planned Parenthood Association of Utah (Salt Lake)	800-230-7526
Pregnancy Help Center of Park City	435-731-8901
MotherToBaby Utah	1-800-822-BABY (2229)

Rape/Sexual Assault

Peace House Helpline	800-647-9161
Utah Coalition Against Sexual Assault (UCASA)	1-888-421-1100
Victim Assistance Program, Summit County	435-615-3850

Senior Citizens

AARP	1-866-448-3616
Mountainland Department 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

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	800-230 7526
STD/HIV/AIDS Education, Summit County Health Department	
Coalville Clinic	435-336-3234
Kamas Clinic	435-783-3161
Park City Clinic	435-333-1500
Utah AIDS Foundation (Office)	1-800-865-5004
Hotline	1-800-865-5004

Substance Abuse

For information on inpatient and outpatient substance abuse treatment programs, please call the county's Assessment and Referral Unit or 211

AA (Alcoholics Anonymous)	435-649-0022
Narcotics Anonymousnautah.org	
Tobacco Quit Line	1-800-Quit-Now
Huntsman Mental health Institute – Summit County Office (Coalville & Kamas – call Park City office for appt.)	435-658-9998

Support Groups

Call for details on various groups	211
------------------------------------	-----

Volunteers

211 Volunteer Center	211
----------------------	-----

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, 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: October 2021

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

Utah 211 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.