



Primary Residence Status – Property Taxes

Notice: Utah law requires property owners to declare their property's classification when recording a deed to obtain a primary residential tax exemption. Similar filings are needed for greenbelt exemptions. Contact the county assessor to see if this applies to your property.

Iron County Assessor: <https://www.ironcounty.net/government/departments/assessor/about>

<https://www.ironcounty.net/government/Cities-and-Towns>

Cedar City

<https://www.cedarcity.org/>
10 N Main Street
Cedar City, UT 84720
Phone: 435-586-2953

Enoch City

<https://www.cityofenoch.org/>
900 East Midvalley Road
ENOCH, UTAH 84721
Phone:(435) 586-1119

Parowan City

<https://www.parowan.org/>
P.O. Box 576 | 35 E 100 N
Parowan, Utah 84761
Phone (435)874-2323

Brian Head

<http://brianheadtown.utah.gov/>
PO Box 190068
56 North Hwy 143
Brian Head, UT 84719
Phone: 435-677-2029

Kanarraville

<https://kanarraville.org/>
40 S. Main St.
HC 65 Box 148
Kanarraville, UT 84742
Phone: (435) 867-1852

Iron County Assessor

Karsten Reed, County Assessor
PO Box 537
Parowan, UT 84761
Phone: (435) 477-8310

Application for Residential Property Exemption:

<https://forms.gle/8kxWwZSK5yG5pdBLA>

School District

Iron County School District

<https://www.irondistrict.org/>
2077 W Royal Hunte Drive
Cedar City, Utah 84720
Phone: (435) 586-2804

Iron County Post Office Locations

<https://www.usps.com/>

Brian Head Post Office
(435) 677-2040
90 Circle Dr
Brian Head, UT 84719

Cedar City Post Office
(435) 586-6701
333 N Main St
Cedar City, UT 84720

Newcastle Post Office
(435) 439-5330
205 N Main St
Newcastle, UT 84756

Paragonah Post Office
(435) 477-3043
50 N 100 W
Paragonah, UT 84760

Parowan Post Office
(435) 477-8609
58 S 100 W
Parowan, UT 84761

Summit Post Office
(435) 865-0803
127 E Main St
Summit, UT 84772

Iron County Sheriff's Office

Office Phone: (435) 867-7500
Dispatch: (435) 867-7550
<https://ironsheriff.net/introduction>

Iron County Main Website

<https://www.ironcounty.net/>

Iron County Systems & Websites

Interactive Web & GIS Maps
<https://www.ironcounty.net/government/departments/IT/GIS>
Iron County Treasurer
<https://www.ironcounty.net/government/departments/treasurer/about>
Treasurer Account Search
<https://eagleweb.ironcounty.net/treasurer/web/>
Iron County Recorder
<https://www.ironcounty.net/government/departments/recorder/about>
Recorder Data Search
<https://eagleweb.ironcounty.net/eaglesoftware/web/>

Blue Stakes

www.bluestakes.org
Phone: (801) 622-4111

Poison Control

www.uuhsc.utah.edu/poison
Phone: (800) 222-1222

New Resident and Service Provider information from Cedar City:

<https://www.cedarcity.org/178/New-Resident-Information>

Electricity	Rocky Mountain Power	888-221-7070
Telephone	InfoWest TDS CenturyLink Sprint SC Broadband Vonage	435-233-2525 844-322-8832 833-278-4331 844-835-73662 435-865-6645 or 888-826-4211 856 Sage Drive, Cedar City 844-617-0783
Gas	Dominion Energy	800-323-5517
Cable or Satellite Television	TDS DirectTV Live Wire Communications SC Broadband Dish Network ISP	844-322-8832 855-227-4769 925-846-1750 435-865-6645 or 888-826-4211 844-225-6289 844-407-0510
Internet Access Providers	TDS Infowest SC Broadband Century Link Viasat Satellite Internet HughesNet Satellite Internet Vivint High-speed Internet AT&T Internet Plans	844-322-8832 435-865-0606, 435-233-2525 435-865-6645 or 888-826-4211 833-278-4331 844-725-5606 855-636-3877 844-288-3607 855-881-3385 855-231-4513
Recycling	Robinson Supply & Recycling Wheels for Wishes	•435-590-6990 / 358 N. 200 W., Cedar City 855-417-9474
Home Security	ADT Security Frontpoint Home Security VIO	855-305-1865 844-251-5450 855-408-3861





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.

Five County Resource Guide

United Way 2-1-1 is a free and confidential number that individuals and families can call or text to find local community resources, programs and services based on their needs.



ABUSE, NEGLECT, & SEXUAL ASSULT

Adult Protective Services helps prevent or stop abuse, neglect and exploitation of vulnerable adults; 800-371-7897.

Child Abuse and Neglect Reporting Line is a 24-hour hotline to report suspected child abuse; 855-323-3237.

Domestic Violence Information Line provides a 24-hour information and referral on domestic violence issues; 800-897-5465.

Child and Family Services investigates child abuse and neglect cases and offers family and youth services; 855-374-7005.

Children's Justice Center Provides a safe environment for children while being interviewed regarding alleged abuse.

North (Salt Lake City); 385-468-4560
South Valley (West Jordan); 385-468-4580

COUNSELING & MENTAL HEALTH

Southwest Behavioral Health helps clients and community members recover mental illness.

Washington County; 435-634-5600
Iron County; 435-867-7654
Beaver County; 435-438-5537
Kane County; 435-644-4520
Garfield County; 435-676-8176

CRISIS/SUICIDE PREVENTION

Southwest Behavioral Health provides a 24-hour emergency mental health intervention line for callers in crisis; 800-574-6763.

National Suicide Prevention Lifeline; 800-273-8255

EDUCATIONAL SERVICES FOR ADULTS

Utah Adult Education Services provides programs to adults to further education; 801-538-7500.

EMPLOYMENT SERVICES

Department of Workforce Services provides employment help, training and general application for welfare; 866-435-7414 x3.

LDS Employment Center assists with job referral and training for all community members regardless of their faith.

Cedar City; 435-586-0684

Utah State Rehabilitation Services provides vocational rehabilitation and employment services for individuals with a disability. Cedar City; 435-865-6531 St George; 435-673-5091

FOOD ASSISTANCE

Department of Workforce Services offers the SNAP nutrition assistance program to eligible low-income individuals and families; 866-435-7414 x3 or jobs.utah.gov.

Care and Share provides emergency food assistance for needy persons without other resources.

Cedar City (Iron County); 435-586-4962
Hurricane (Washington County); 435-635-0995
Kanab (Kane County); 435-644-4327
Escalante (Garfield County); 435-690-0592
Panguitch (Garfield County); 435-676-2509

Switchpoint - St. George a community resource center that assists with temporary food assistance to help individuals on the road to independence; 435-767-1201. Daily hot meals are served at Grace Episcopal Church; 435-767-1201.

Women, Infants and Children (WIC) offers nutritional counseling and food assistance for families; 877-942-5437.

HEALTHCARE

Medicaid provides low-income families and individuals access to healthcare; 866-435-7414 x3. or jobs.utah.gov.

Doctor's Volunteer Clinic of St. George offers general medical care, mental health services, optometry, and dental services for the uninsured, low income or homeless; 435-656-0022.

Family Healthcare provides general medical, mental health and dental care; visit familyhc.org for more information.

Cedar City; 435-865-1387
Saint George & Hurricane; 435-986-2565

Garfield Memorial Clinic provides general medical care for Garfield County residents; 435-676-8842.

NeedyMeds is an online information resource that provides assistance to people who are unable to afford their medications; 800-503-6897 or visit needymeds.org

Utah Health Policy Project helps people find understand their options for affordable healthcare coverage; 801-433-2299

Medicare; 800-633-4227

PARENTING & FAMILY SERVICES

Head Start Program increase social competence of prekindergarten children in low income families.

Beaver City; 800-796-6070
Cedar City; 435-586-6070 Enoch;
435-865-6959
Hurricane Valley; 435-635-5603
Parowan; 435-477-1715
St George; 800-796-5070

Help Me Grow Utah provides an information and referral line to connect families to resources. They also provide developmental screenings; 2-1-1 or 801-691-5322.

Family Support Center helps parents and guardians as they strive to provide a healthy, happy environment for their children.

Washington County; 435-674-5133

Hope Pregnancy Care Center provides free and confidential services to women and men experiencing an unplanned pregnancy. Services include pregnancy tests, adoption and abortion information, mentoring support, parenting programs and material resources; 435-652-8343.

SHELTER & HOUSING SERVICES

Housing Authority provides affordable, safe housing for low-income families, elderly, and disables persons.

Beaver City (Beaver County); 435-438-2935
Cedar City (Iron County); 435-586-8462
Saint George (Washington County); 435-628-3648

Iron County Care and Share Provides programs and services which help homeless and low-income individuals and families work toward self-sufficiency. Programs include food pantries, homeless shelter, laundry and bathing facilities, and other forms of assistance; 435-586-4962.

Switchpoint Community Resource Center in Saint George provides services for individuals who are homeless including shelter, and housing search assistance; 435-628-9310.

Community Action provides rental assistance and a rapid rehousing program through Five County Association of Governments.

Cedar City; 435-867-8384
Saint George; 435-674-5757

Community Housing Services provides information about affordable rentals; 801328-1050.

Weatherization provides helps households reduce energy costs through the Five County Association of Governments; 435-586-0585.

Habitat for Humanity of Southwest Utah offers a sweat equity program to help families build a home; 435-674-7669 x3.

Disability Services

Red Rock Center for Independence empowers people with disabilities to live independently through education, personalized services, and technology.

Cedar City; 435-704-4798
St George; 435-673-7501

Southern Utah Autism Support Group provides support to families of persons with autism and related conditions; southernutah.org.

TURN Community Services helps people with developmental disabilities through community-based programs.

Cedar City; 435-586-1128
Saint George; 435-673-5251

SENIOR CITIZEN SERVICES

Five County Area Agency on Aging provides in-home services and advocacy for the elderly; 435-673-3548.

Easter Seals Employment Program provides employment and job training opportunities to persons 55 years or older who are low income.

Saint George; 435-986-3576

SUBSTANCE USE DISORDER & ADDICTION TREATMENT

Alcoholics Anonymous helps alcoholics and their families overcome alcoholism; 801-484-7871.

Southwest Behavioral Health Center helps individuals to prevent and recover from severe and persistent mental illness and addiction.

Washington County; 435-634-5600
Iron County; 435-867-7654
Beaver County; 435-438-5537
Kane County; 435-644-4520
Garfield County; 435-676-8176

UTILITY ASSISTANCE

H.E.A.T. provides winter home heating assistance and year-round energy crisis intervention for eligible low-income households.

Beaver County; 435-438-3584
Garfield County; call 435-826-4410
Iron County; 435-586-0858
Kane County; 435-644-3803
Washington County; 435-652-9643

LEGAL SERVICES

Utah Legal Services in Saint George represents low-income individuals in domestic, civil and public issues; 800-662-4245.

FINANCIAL ASSISTANCE

Office of Recovery Services helps collect child support and alimony; 801-536-8500.

Money Management International offers a 24-hour hotline for free individualized financial counseling; 866-889-9347.

Fair Credit Foundation helps individuals achieve lasting financial stability through education; 801-483-0999.

VITA provides tax preparation assistance for low-income families and individuals from January - April; visit utahtaxhelp.org for more information.

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211utah.org

Access 2-1-1 Utah by downloading the app, Instagram, our website, or by texting 898-211

For more information and assistance, call 2-1-1 or text your zip code to 898211.



Are Title Thieves Really Stealing Utah Homes?

If you've seen infomercials promoting services to protect homeowners from title theft, you might wonder how likely such an event is. While title fraud is possible, it is extremely rare.

Earlier this year, several reputable local media outlets investigated this issue. For example, KSL-TV's Matt Gephardt and Sloan Schrage examined the reality behind title theft claims in this eye-opening piece:

<https://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 Title, Fraud, and Forgery

While media coverage has highlighted this concern, many homeowners are already protected by title insurance, often purchased during settlement and closing. An owner's policy typically protects against unmarketable titles, and many residential owner's policies issued since 2008 include extended coverage for post-policy fraud, forgery, and title issues. Coverage specifics can vary, and deductibles may apply depending on the policy type. In many cases, policyholders may be covered for up to 150% of their property's original purchase price.

Property Watch Service

The Property Watch service is a useful tool for homeowners in select Utah counties. It notifies you by email whenever a document affecting your property is recorded. Available in the following Utah counties:

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

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

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

Davis: <https://www.co.davis.ut.us/recorder/property-alert>

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

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

Box Elder: <https://erecord.boxeldercountyut.gov/eaglesoftware/eagleweb/fraudGuardSignup.jsp>

Wasatch: <https://kane.utah.gov/gov/dept/it/property-watch/>

Duchesne: <https://duchesne.utah.gov/>

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

Kane: <https://kane.utah.gov/gov/dept/it/property-watch/>

Beaver: <https://www.beaver.utah.gov/123/Recorder>

Grand: <https://www.grandcountyutah.net/137/Recorder>

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

While title theft may sound alarming, it remains a rare form of fraud. Title insurance offers substantial protection for homeowners, and the Property Watch service helps you stay informed about any changes to your property.

Corporate Fraud Watch

The Utah Division of Corporations offers a service to help businesses monitor and receive alerts about changes to their corporate information. This can help identify potential identity theft or fraudulent activity. Email notifications are sent within 24 hours of any modification to a business address, registered agent, or principal. The service costs \$3.00 per year.

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