



Backman Title Services Utility List – Washington County

www.backmantitle.com

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

Washington County Assessor: 87 N 200 E #201, St. George, UT 84770, Phone (435) 634-5703

<https://www.washco.utah.gov/departments/assessor/residential-exemption/>

Property Watch Service

The Property Watch service in Box Elder County notifies residents by email of newly recorded documents affecting their property. Sign up to stay informed.

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

Apple Valley

<http://www.applevalleyut.gov/>

1777 N. Meadowlark Lane
Apple Valley, Utah 84737
Phone (435) 877-1190

Enterprise

www.enterpriseutah.org

375 S 200 E (PO Box 340)
Enterprise, Utah 84725
Phone:(435) 878-2221

Hildale

<http://hildalecity.com/>

320 E. Newel Ave.
(PO Box 840490)
Hildale, UT 84787
Phone (435)874-2323

Hurricane

www.cityofhurricane.com

147 North 870 West
Hurricane, Utah 843737
Phone: (435) 635-4284

Ivins

www.ivins.com

55 North Main
Ivins, Utah 84738
Phone: (435) 628-0606

LaVerkin

www.laverkin.org

435 North Main
LaVerkin, Utah 84745
Phone: (435) 635-2581

Leeds

www.leadstown.org

218 N Main Street
(PO Box 460879)
Leeds, Utah 84746
Phone: (435) 879-2447

New Harmony

PO Box 620
New Harmony, Utah 84757
Phone: (435) 865-7522

Rockville

www.rockvilleutah.org

PO Box 630206
Rockville, Utah 84763
Phone: (435) 772-0992

Santa Clara

www.sccity.org

2603 Santa Clara Dr.
Santa Clara, Utah 84765
Phone: (435) 673-6712

Springdale

www.springdaletown.com

118 Lion Blvd (PO Box 187)
Springdale, Utah 84767
Phone: (435) 772-3434

St. George

www.sgcity.org

175 East 200 North
St. George, Utah 84770
Phone: (435) 627-4000

Toquerville

www.toquerville.org

212 N Toquerville Blvd
(PO Box 27)
Toquerville, Utah 84774
Phone: (435) 635-1094

Virgin

www.virginutah.org

114 S Mill St.
(PO Box 790008)
Virgin, UT 84779
Phone: (435) 635-4695

Washington

www.washingtoncity.org

111 North 100 East
Washington, UT 84780
Phone: (435) 656-6300

School District

Washington County School District

<https://www.washk12.org/>

121 W. Tabernacle
St. George, Utah 84770
Phone: (435) 673-3553

Rocky Mountain Power

<https://www.rockymountainpower.net>

Phone:(888) 221-7070

Dominion Energy

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

Phone: (800) 323-5517

Blue Stakes

www.bluestakes.org

Phone: (801) 622-4111

Poison Control

www.uuhsc.utah.edu/poison

Phone: (800) 222-1222

Internet/Phone/TV

CenturyLink®

www.centurylink.com/home/moving/ - Phone:(866) 642-0444

Comcast®

www.customer.comcast.com/contact-us/ - Phone: (800) 934-6489

Dish Network®

www.dish.com/support/ - Phone: (888) 656-2461

Direct TV

https://support.directv.com/app/contact_us - Phone: (855) 838-4388

Washington County Post Office Locations

Enterprise 435-878-2513

14 W Main St. Enterprise, UT 84725

Hurricane 435-635-4781

1075 W 100 N Hurricane, UT 84737

La Verkin 435-635-4977

55 N State Street, UT 84745

New Harmony 435-586-3342

3 E 100 N New Harmony, UT 84757

Downtown St. George 435-673-9549

180 N. Main St St. George UT 84770

St. George 435-688-2850

1150 E Riverside Dr. St. George, UT 84790

Santa Clara 435-628-2112

1400 Chapel St. Santa Clara UT 84765

Springdale 435-772-3950

625 Zion Park Blvd, Springdale UT 84767

Toquerville 435-635-4450

39 S. Toquer BLVD Toquerville, UT 84774

Washington 435-673-9297

25 W Telegraph St. Washington UT 84780

MEDICAL FACILITIES & CLINICS FROM

<https://www.stgeorgechamber.com/area-information/healthcare/>

FAMILY HEALTHCARE

25 N. 100 E., Suite 102 , St. George

435-986-2565 ext. 7

2410 E. Riverside Dr., St. George familyhc.org

CORAL DESERT SURGERY CENTER

1490 E. Foremaster Drive, Bldg # C, St. George

coraldesertsurgery.com

DIXIE REGIONAL MEDICAL CENTER

River Road Campus: 1380 East Medical Center Drive

400 East Campus: 544 South 400 East

435-251-1000 | intermountainhealthcare.org

GAMMA WEST CANCER

1308 East 900 South Unit B | 435-767-9104

gammawest.com

INTERMOUNTAIN LIVE WELL CENTER - ST. GEORGE

652 S. Medical Center Drive | 435-251-3793

www.IntermountainLiVeWell.org/stg

REVERE HEALTH CORAL DESERT IMAGING CENTER

435-986-2238 | 1490 East Foremaster Drive, Bldg #C, St.

George coraldesertimaging.com

THE DOCTOR'S VOLUNTEER CLINIC

435-656-0022 | 1036 E. Riverside Drive, St. George

doctorsvolunteerclinic.org

SOUTHWEST BEHAVIORIAL HEALTH CENTER

474 West 200 North, St. George | 435-634-5600

sbhc.us

SOUTHWEST UTAH PUBLIC HEALTH DEPARTMENT

620 South 400 East Suite 400 435-673-3528

swuhealth.org

SOUTHERN UTAH VETERANS HOME

160 N. 200 E Street, Ivins | 435-634-5220

veterans.utah.gov | [Facebook](#)

Washington County

<https://www.washco.utah.gov/departments/>

[Assessor's Office](#) (435) 634-5703

[Attorney's Office](#) (435) 634-5723

[Children's Justice Center](#) (435) 634-1134

[Clerk/Auditor's Office](#) (435) 634-5712

[Commission Office](#) (435) 634-5700

[Community Development](#) (435) 634-5701

[Council on Aging](#)

• [Enterprise:](#) (435) 878-2557

• [Hurricane:](#) (435) 635-2089

• [St. George:](#) (435) 634-5743

[County Tourism Office](#) (435) 634-5747

[Dixie Center](#) (435) 628-7003

[Economic Development](#) (435) 652-7750

[Emergency Services](#) (435) 634-5734

[Geographic Information Systems \(GIS\)](#) (435) 652-5831

[Habitat Conservation Plan \(HCP\)](#) (435) 634-5759

[Justice Court](#) (435) 634-5728

[Legacy Park](#) (435) 652-4000

[Library](#)

• [Enterprise:](#) (435) 878-2574

• [Hildale:](#) (435) 874-1341

• [Hurricane:](#) (435) 635-4621

• [New Harmony:](#) (435) 867-0065

• [Springdale:](#) (435) 772-3676

• [St. George:](#) (435) 634-5737

• [Santa Clara:](#) (435) 986-0432

• [Washington:](#) (435) 627-2706

[Mosquito Abatement](#) (435) 627-0076

[Noxious Weed Control](#) (435) 634-5702

[Public Works](#) (435) 634-5780

[Recorder's Office](#) (435) 634-5709

[Sheriff's Office](#) (435) 656-6500

[Sports and Outdoor Recreation](#) (435) 986-6633

[Treasurer's Office](#) (435) 634-5711

[Washington County Arts Council](#) (435) 634-2687

[Washington County Solid Waste](#) (435) 673-2813

Washington County Base GIS Map

<http://geo.washco.utah.gov/Html5Viewer/?viewer=WashingtonCounty>

[Washington County Account Search](#)

<http://eweb.washco.utah.gov:8080/recorder/taxweb/search.jsp>

[Document Search](#)

<http://eweb.washco.utah.gov:8080/recorder/eagleweb/docSearch.jsp>

[Assessor Search](#)

<https://www.washco.utah.gov/forms/assessor/search/>



Backman Title Services

www.backmantitle.com



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.

Residential Exemption

Apply online: [Application for Residential Exemption](#)

or

Request a paper application via:

- Email: [Send a Message](#)
- Call: [\(435\) 301-7020](#)

"If a property owner or a property owner's spouse claims a residential exemption under Utah Code Ann. [§59-2-103.5](#) for property in this state that is the primary residence of the property owner or the property owner's spouse, that claim of a residential exemption creates a rebuttable presumption that the property owner and the property owner's spouse have domicile in Utah for income tax purposes. The rebuttable presumption of domicile does not apply if the residential property is the primary residence of a tenant of the property owner or the property owner's spouse." Residential properties that are occupied full-time by the owner or tenant may be eligible to receive a property tax exemption of 45% of market value. A qualifying property is assessed and taxed based on the remaining 55% of market value. The exemption applies to the home and up to one acre of land. The owner must apply to receive the exemption.

Vacation homes, cabins, time-shares, or other types of transitory housing do not qualify for the exemption.

The exemption is limited to one per household. If a household occupies more than one residence during a given year, the assessor determines which one qualifies as the primary residence. In making that determination, the assessor consults Administrative Rule [R884-24P-52](#).

Examples:

Property tax **with** residential exemption:

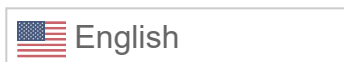
\$350,000 market value x 55% taxable portion = \$192,500 assessed value

\$192,500 assessed value x 1.1% tax rate = **\$2,117.50 property tax**

Property tax **without** residential exemption:

\$350,000 market value = \$350,000 assessed value

\$350,000 assessed value x 1.1% tax rate = **\$3,850 property tax**





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.daggettcountry.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/>

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.

Updated September 2021



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.