

URNS FOR TENANTS PROGRAM



The purpose of this program is to offer affordable housing for employees who work in the Town of Brighton, and benefit homeowners who have space to rent. If you have an available house or a spare bedroom to rent out for the winter season (or year around), you could be eligible for some valuable incentives.

REQUIREMENTS

Which homeowners are eligible? Any homeowner in the Town of Brighton who has not rented their home or part of their home within the last 12 months can participate in the Turns for Tenants program.

Which employees are eligible? A qualified employee must work at least 20 hours/week for an employer located in the Town of Brighton. Other adults not working locally can live at properties participating in the program, but only locally employed adults count toward the homeowner's bonus. One child of the employee can be considered as one additional qualifying renter.

Incentives. The more employees housed in the rental, the bigger the bonus. Homeowners receive \$200/month for each qualified employee. That bonus is in addition to lift passes from the resort and rental payments from the employee. The resorts are offering either one 2023-24 Season Pass or 10 individual Day Passes.

Rental Numbers. All renters must be listed on the lease whether they qualify as an employee or not. The number of renters may not exceed town code limits set by the Fire Marshal.

Business Licenses. Homeowners must have a business license to participate. ([To Get a Business License](#))

Who is not eligible? The following do not qualify as employees or employers: Home businesses, Remote workers, Workers who work less than 20 hours /week.

HOW DOES IT WORK?

- Local homeowners who want to participate should fill out the application form and send it to the Town Clerk.
- The Town Clerk will send that information to the resorts and other participating local businesses.
- The resort Human Resources Department will match the application to a potential employee renter, and send proof of employment to the homeowner and to the Town of Brighton.
- The matched renter and homeowner will negotiate a rental agreement between themselves, put it in writing, and give a copy to the resort and a copy to the Town of Brighton (TownClerk@Brighton.Utah.gov).
- When the resort receives the signed rental agreement, the resort will notify the homeowner to choose an incentive ticket. It can either be a 2023-24 Season Pass or 10 individual Day Passes.
- In addition, the Town of Brighton will pay \$200/month bonus per employee to homeowners who are willing to rent long-term or seasonal-term to employees.
- Homeowners must submit an invoice to the Town every 3 months with proof of employment for their renters (EX: copy of pay stub). (TownClerk@Brighton.Utah.Gov)
- Employees must submit proof of employment to the homeowner every 3 months (copy of pay stub, for example) so it can be included with the above invoice.
- To apply, see Application form below:

URNS FOR TENANTS APPLICATION

DATE _____

FULL NAME OF PROPERTY OWNER _____

ADDRESS OF RENTAL PROPERTY _____

NUMBER OF BEDROOMS IN THE HOUSE _____

NUMBER OF QUALIFIED RENTERS LEASING UNDER THE TURNS FOR TENANTS PROGRAM _____

NUMBER OF CHILDREN _____

TOTAL NUMBER OF RENTERS _____

THE LEASE WILL BE: 6 MONTHS 12 MONTHS? (circle one)

BONUS PAYMENTS. The Town of Brighton will pay property owners \$200 per month bonus per employee housed in the Town of Brighton. To receive the bonus, landlords must submit an invoice to the town every 3 months with verification of employment for their renters. Incentives offered by the ski resorts will be administered directly with them.

REQUIRED DOCUMENTATION

- Copy of Lease
- Proof of employment of more than 20/hr. per week of employee(s) within the Town of Brighton (employment contract or pay stub)
- Copy of the business license for the long-term rental.

SIGNATURE OF PROPERTY OWNER

I hereby affirm that I am the owner of the above property and that I have not rented my property out for the preceding 12 months.

Signature of Property Owner

Mailing Address:

Phone Number:

Email:

Send this form to: TownClerk@Brighton.Utah.Gov