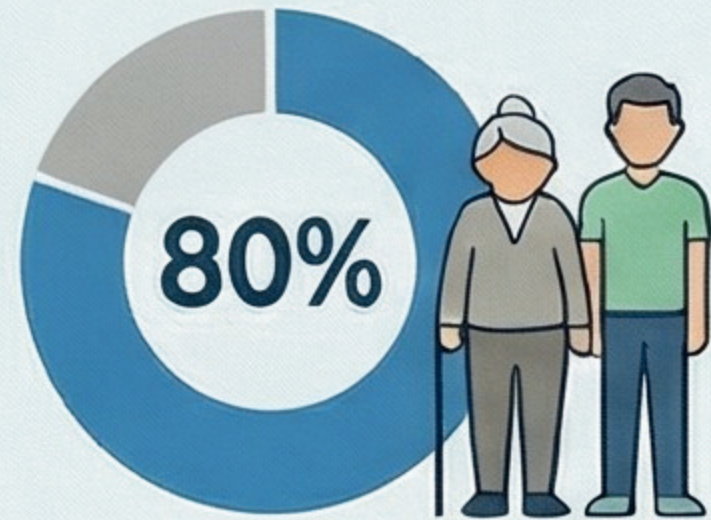


# 55+ Condo Communities in Utah: Requirements and Rights

Legal standards for maintaining 55+ status and specific community rights under Utah law.



## REQUIREMENTS FOR 55+ STATUS



### The 80% Occupancy Rule

At least 80% of occupied units must have one person aged 55 or older.



### Mandatory Age Verification

The community must use reliable surveys and affidavits to verify occupant ages.



### Intent to Operate

The association must publish and follow official policies demonstrating its 55+ intent.



Office of the Homeowners'  
Association Ombudsman  
UTAH DEPARTMENT OF COMMERCE

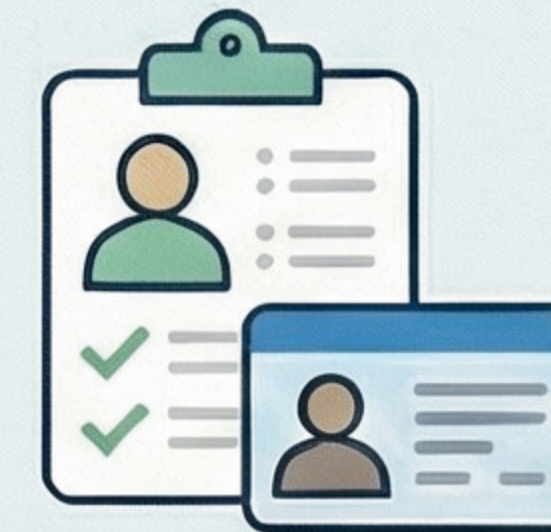


## RIGHTS OF 55+ COMMUNITIES



### Enforceable Age Restrictions

Utah law permits age-based residency rules that comply with the Fair Housing Act.



### Right to Verify Renter Age

Associations may require documentation to verify a renter's age to ensure community compliance.



### Rental Restriction Authority

Associations can limit or prohibit rentals by recorded declaration or amendment.