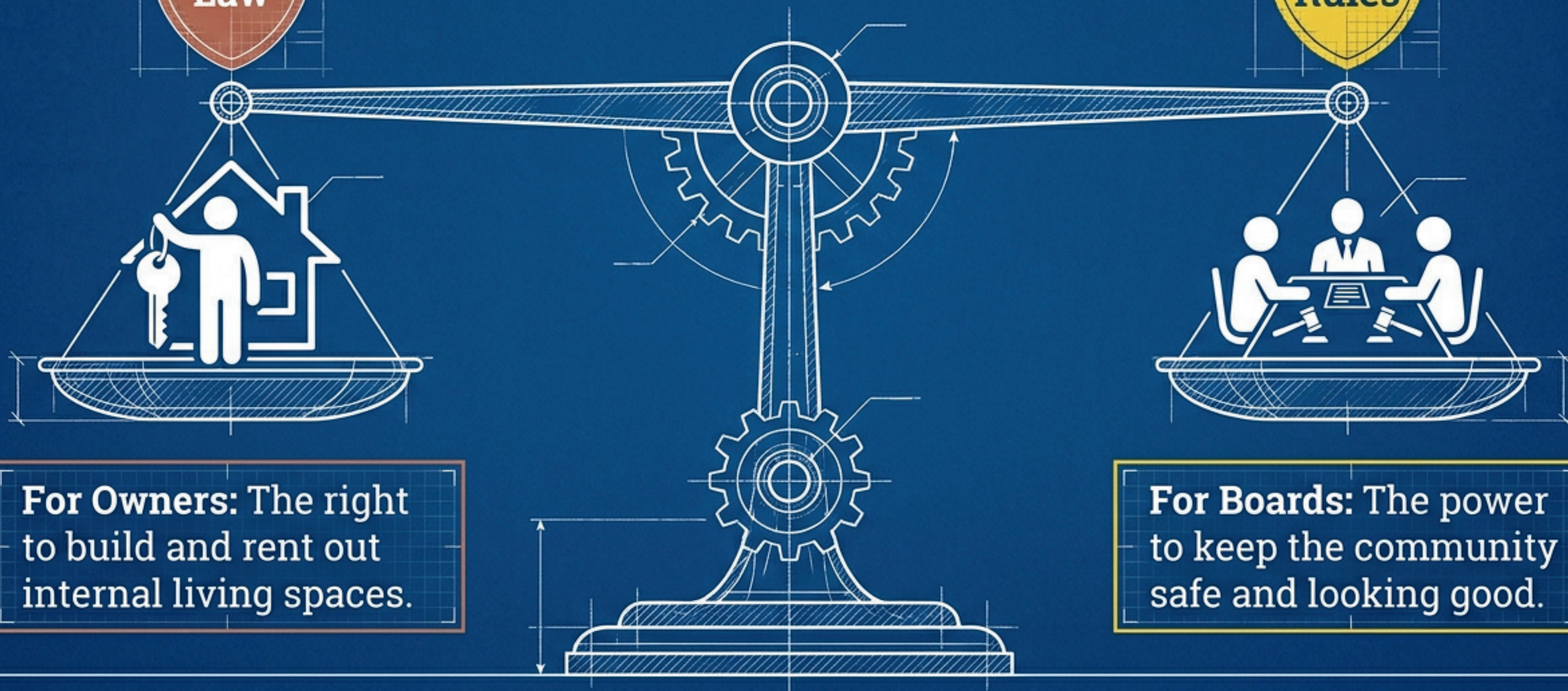


Finding the Balance

Utah law creates a fair compromise for communities.

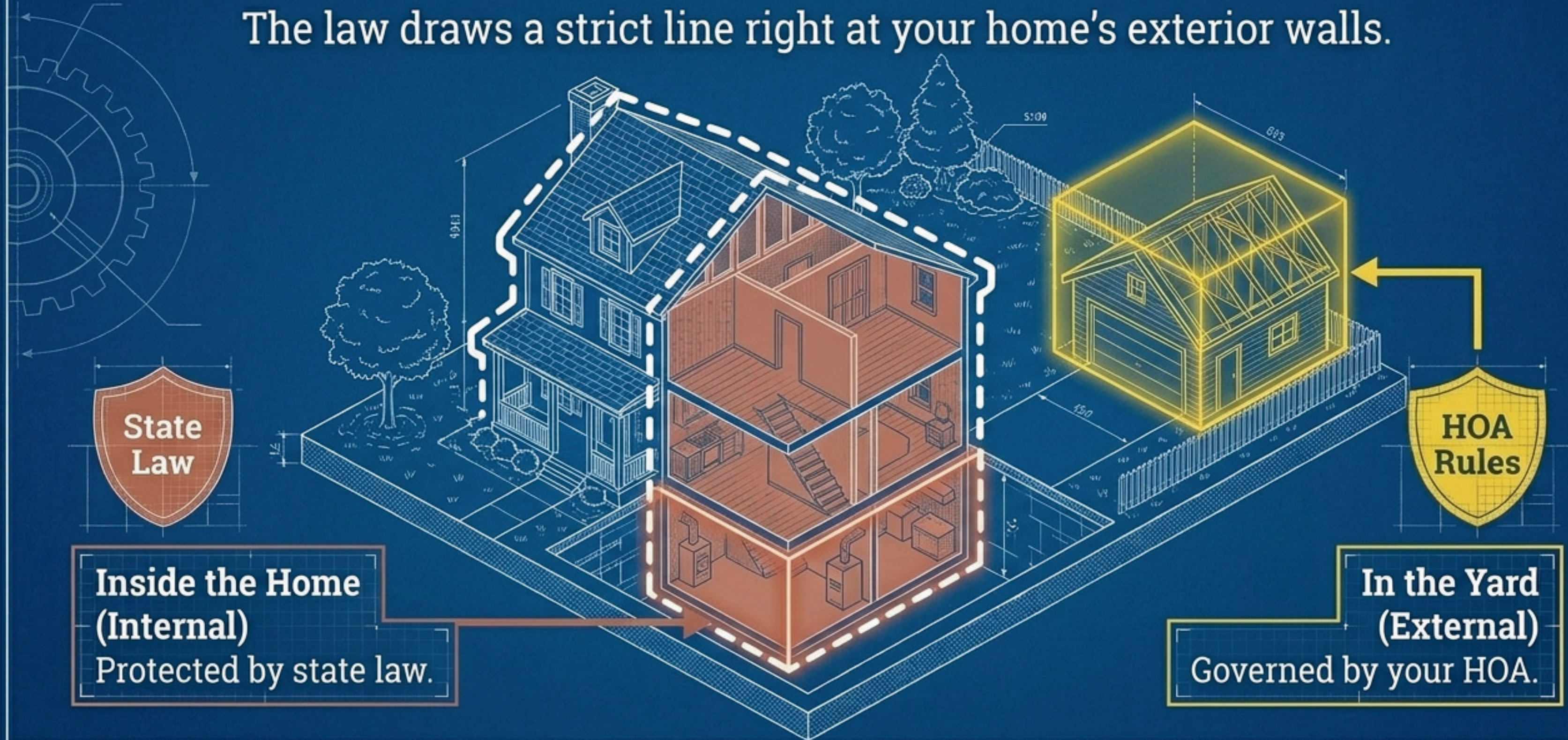


For Owners: The right to build and rent out internal living spaces.

For Boards: The power to keep the community safe and looking good.

The Crucial Difference: Inside vs. Outside

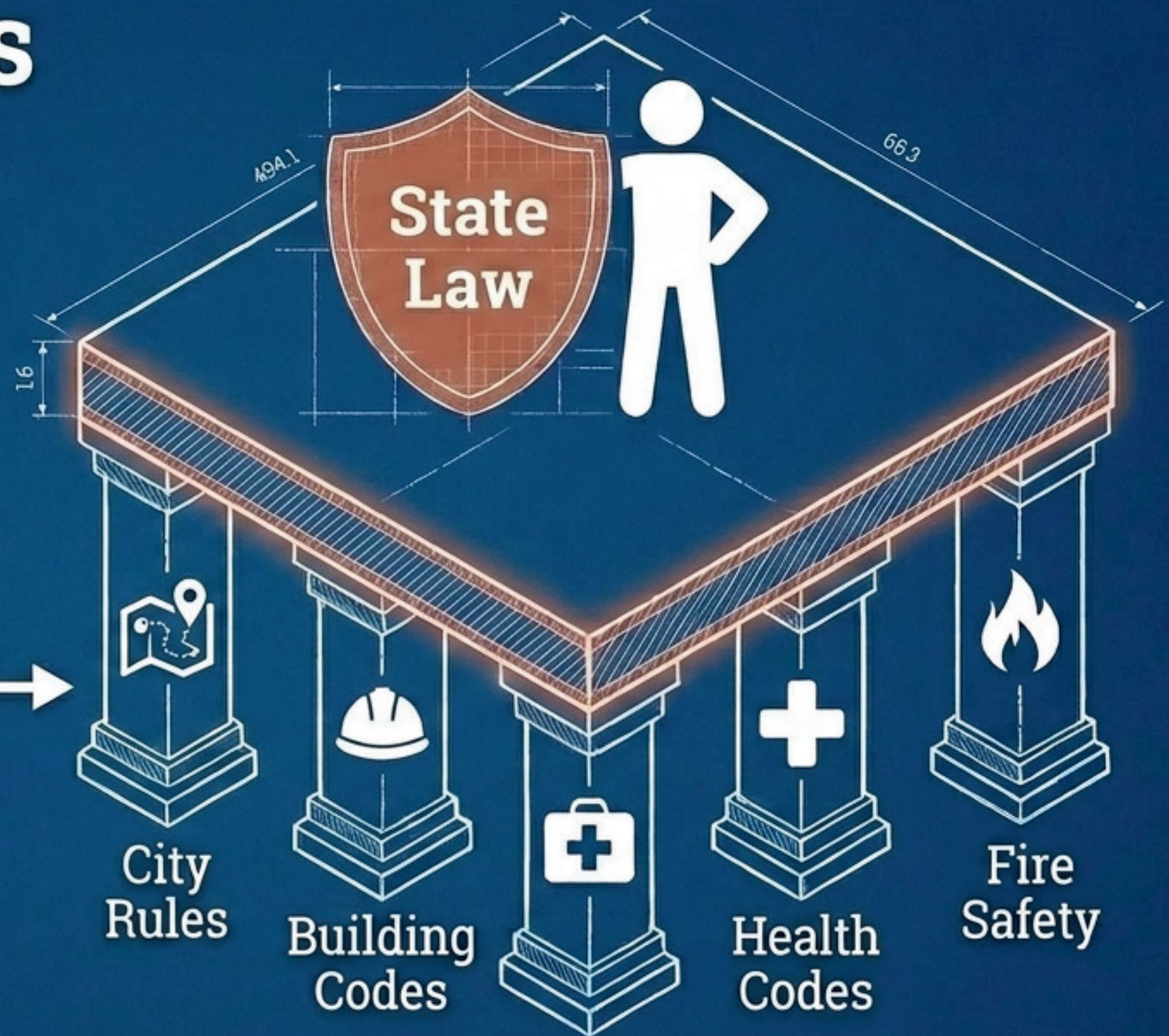
The law draws a strict line right at your home's exterior walls.



The Homeowner's Rights & Duties

Your Rights: You can build and rent out an Internal ADU. The HOA cannot ban you from doing this. (Note: Your local city or county may still have the power to restrict or ban Internal ADUs.)

Your Duties: To keep this state protection, your internal unit must rest on four pillars. It must strictly follow local safety codes.



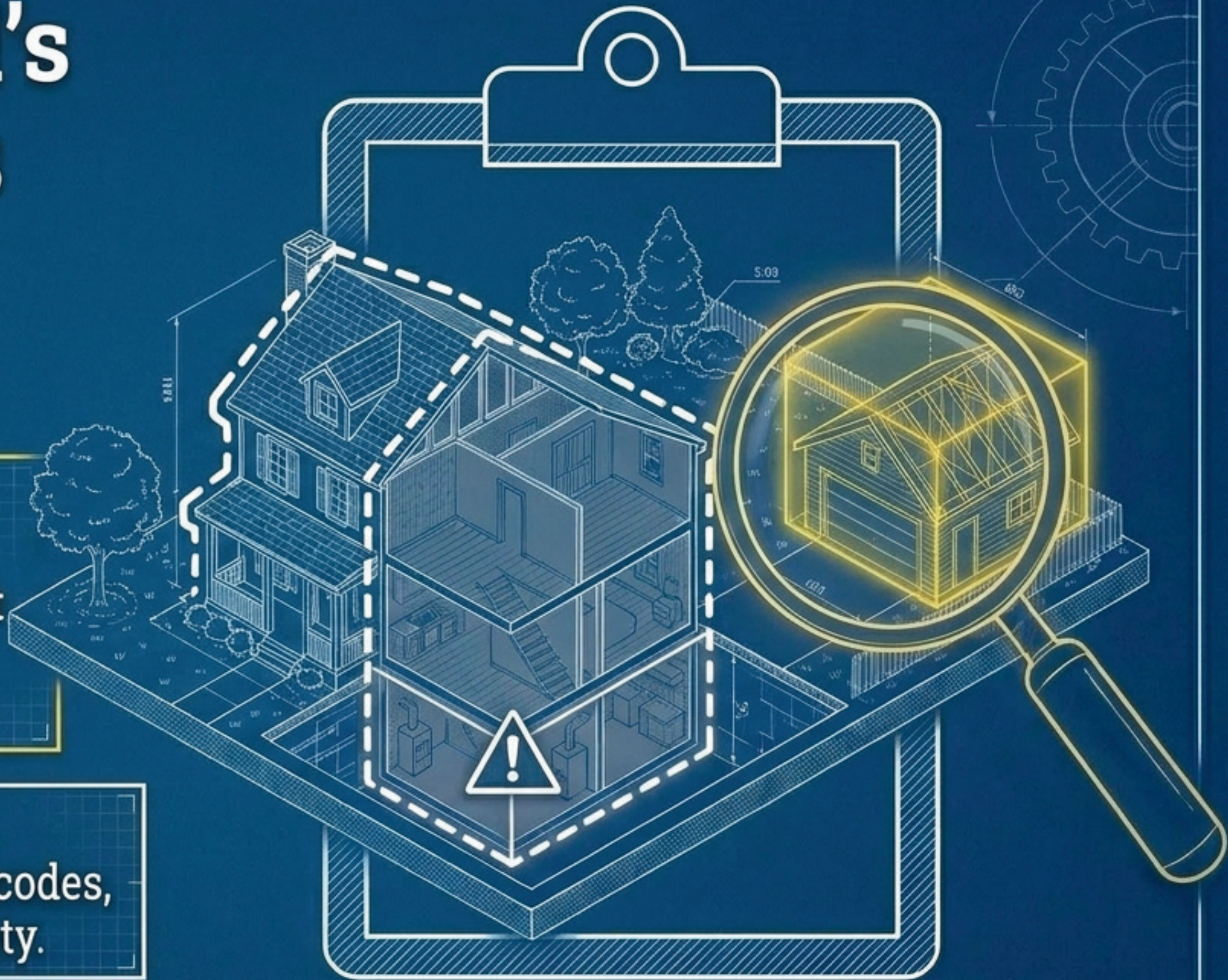
Want an External ADU? You must ask your HOA for permission first.

The HOA Board's Rights & Duties

Your Limits: You cannot ban owners from building or renting out Internal ADUs.

Your Rights: You still control the rules for External ADUs (like backyard cottages). You can restrict or ban them entirely based on your community's rules.

Your Safety Net: If an internal unit breaks city fire, health, or building codes, the HOA can step in to enforce safety.



The “Who Decides?” Cheat Sheet

	Inside the Home (Internal)	In the Yard (External)
Can the HOA ban building it?	✗ No (State protects)	✓ Yes (HOA decides)
Can the HOA ban renting it?	✗ No (State protects)	✓ Yes (HOA decides)
Who sets the design rules?	The Homeowner	The HOA Board
Who enforces safety codes?	The City	The City + The HOA

Good Fences Make Good Neighbors

State law and community rules are designed to work together.



Owners: Keep your internal units strictly up to code.

**State
Law**

**HOA
Rules**

Boards: Check your specific HOA rules before regulating the backyard.

When in doubt, remember: Inside is protected, Outside is community-ruled.