DECLARATION OF ABANDONED PREMISES
(REAL PROPERTY)

This Notice is Given to Tenant(s):

Name: _____

Address: _____

_____

(And all other tenants known)

This Notice is Given by Landlord(s):

Name: _____

Address: _____

_____

Phone: _____

It is believed that these premises are abandoned and the owner is seeking to regain possession of the premises. If a tenant in legal possession of the premises has not abandoned the premises, the tenant must dispute abandonment in writing within 24 hours of service of this declaration of abandonment by providing a copy to the owner at the contact address included with this declaration of abandonment. If written notice is not served on the owner within 24 hours, the owner may retake possession of the premises. The 24 hour period stated herein shall exclude weekends and holidays in which the Utah state courts are closed.

Under Utah law (Utah Code Ann. §78B-6-815(1)), abandonment is presumed in either of the following situations:

(a) The tenant has not notified the owner that the tenant will be absent from the premises, and the tenant fails to pay rent within 15 days after the due date, and there is no reasonable evidence other than the presence of the tenant's personal property that the tenant is occupying the premises.

(b) The tenant has not notified the owner that the tenant will be absent from the premises, and the tenant fails to pay rent when due and the tenant's personal property has been removed from the dwelling unit and there is no reasonable evidence that the tenant is occupying the premises.

The Landlord believes that the presumption for abandonment has been met and hereby provides the following brief factual basis in support of the Landlord's reasonable belief that the premises are abandoned:

_____

_____

_____

_____

RETURN OF SERVICE AND SELF AUTHENTICATION DECLARATION

Served on this _____ day of _____, 20_____, at ____:____ ☐ AM / ☐ PM as follows:

__X__ **Posted.** A copy was posted in a conspicuous place on the premises.

Pursuant to Utah Code Ann. §46-5-01, I declare under criminal penalty that the foregoing is true and correct.

Signature of Notice Giver: _____

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