



Wasatch County

Assessor's Office

25 N. Main St. Heber City, UT 84032

435-657-3221

Application to Determine Primary Residence

Submission of this application authorizes the assessor and staff to request and collect information sufficient to verify residence status. This includes but is not limited to online research and communication with other county assessors throughout the United States.

Property Owner(s): _____ Parcel #: 00-00__-__-__

Property Address: _____

Mailing Address: _____

Date Property was Acquired: _____ Purchase Price: \$ _____

Was there any personal property included in the sales price? (Furniture, water rights. etc.):

Yes No

If yes, please list the value of the personal property: \$ _____

Initial one of the following

Owner Occupied-Owner occupants cannot have any other full time residences in any State or Province. (Owner occupants must provide evidence such as Utah State driver's license and/or official personal mailed documents i.e.; Federal or State tax documents, vehicle Registrations etc.)

Tenant Occupied-Tenant occupants cannot have any other full time residences in any State or Province. (Tenants must provide evidence such as Utah State driver's license and a lease agreement must accompany this application.)

THIS PROPERTY IS NOT A FULL TIME OCCUPIED RESIDENCE.

Does the applicant or tenant own any other residential properties including properties outside of the State of Utah?

Yes No

Please list all residential properties owned by each owner of the subject property.

(Disclose all properties from within and outside the State of Utah.)

At the time of submission of this application please provide evidence which supports the primary residence status. Evidence may include -Driver's license of the occupant owner or tenant, Voters registration, address on such things as Vehicle Registrations State or Federal Tax returns or other official mailings.

Any misrepresentation on this application may result in criminal fraud charges

Signed: _____ Date _____

Signed: _____ Date _____

Email: _____ Phone: _____

R884. Tax Commission, Property Tax.

R884-24P. Property Tax.

R884-24P-52. Criteria for Determining Primary Residence Pursuant to Utah Code Ann.

Sections 59-2-102, 59-2-103, and 59-2-103.5

- (1) "Household" is as defined in Section 59-2-102.
- (2) "Primary residence" means the location where domicile has been established.
- (3) Except as provided in Subsections (4) and (6)(c) and (f), the residential exemption provided under Section 59-2-103 is limited to one primary residence per household.
- (4) An owner of multiple properties may receive the residential exemption on all properties for which the property is the primary residence of the tenant.
- (5) Factors or objective evidence determinative of domicile include:
 - (a) whether or not the individual voted in the place he claims to be domiciled;
 - (b) the length of any continuous residency in the location claimed as domicile;
 - (c) the nature and quality of the living accommodations that an individual has in the location claimed as domicile as opposed to any other location;
 - (d) the presence of family members in a given location;
 - (e) the place of residency of the individual's spouse or the state of any divorce of the individual and his spouse;
 - (f) the physical location of the individual's place of business or sources of income;
 - (g) the use of local bank facilities or foreign bank institutions;
 - (h) the location of registration of vehicles, boats, and RVs;
 - (i) membership in clubs, churches, and other social organizations;
 - (j) the addresses used by the individual on such things as:
 - (i) telephone listings;
 - (ii) mail;
 - (iii) state and federal tax returns;
 - (iv) listings in official government publications or other correspondence;
 - (v) driver's license;
 - (vi) voter registration; and
 - (vii) tax rolls;
 - (k) location of public schools attended by the individual or the individual's dependents;
 - (l) the nature and payment of taxes in other states;
 - (m) declarations of the individual:
 - (i) communicated to third parties;
 - (ii) contained in deeds;
 - (iii) contained in insurance policies;
 - (iv) contained in wills;
 - (v) contained in letters;
 - (vi) contained in registers;
 - (vii) contained in mortgages; and
 - (viii) contained in leases.
 - (n) the exercise of civil or political rights in a given location;
 - (o) any failure to obtain permits and licenses normally required of a resident;
 - (p) the purchase of a burial plot in a particular location;
 - (q) the acquisition of a new residence in a different location.
- (6) Administration of the Residential Exemption.
 - (a) Except as provided in Subsections (6)(b), (d), and (e), the first one acre of land per residential unit shall receive the residential exemption.
 - (b) If a parcel has high density multiple residential units, such as an apartment complex or a mobile home park, the amount of land, up to the first one acre per residential unit, eligible to receive the residential exemption shall be determined by the use of the land. Land actively used for residential purposes qualifies for the exemption.
 - (c) If the county assessor determines that a property under construction will qualify as a primary residence upon completion, the property shall qualify for the residential exemption while under construction.
 - (d) A property assessed under the Farmland Assessment Act shall receive the residential exemption only for the homesite.
 - (e) A property with multiple uses, such as residential and commercial, shall receive the residential exemption only for the percentage of the property that is used as a primary residence.
 - (f) If the county assessor determines that an unoccupied property will qualify as a primary residence when it is occupied, the property shall qualify for the residential exemption while unoccupied.
 - (g)(i) An application for the residential exemption required by an ordinance enacted under Section 59-2-103.5 shall contain the following information for the specific property for which the exemption is requested:
 - (A) the owner of record of the property;
 - (B) the property parcel number;
 - (C) the location of the property;
 - (D) the basis of the owner's knowledge of the use of the property;
 - (E) a description of the use of the property;
 - (F) evidence of the domicile of the inhabitants of the property; and
 - (G) the signature of all owners of the property certifying that the property is residential property.
 - (ii) The application under Subsection (6)(g)(i) shall be:
 - (A) on a form provided by the county; or
 - (B) in a writing that contains all of the information listed in Subsection (6)(g)(i).