

EVICION EXPUNGEMENT IN UTAH

Expungement of Eviction by Petition

Starts July 1st, 2022

- There is no time limit to request the EXPUNGEMENT
- You will be expunged after Satisfaction of Judgment
- You need to oversee your case and ensure the eviction is expunged

- It can look back to the past. You can ask the court to do an expungement if you qualify for it
- There is no time limit to request this expungement
- Only a district court judge can order the expungement of an eviction

There are two types of evictions considered to expunge

- Non-payment of rent
- If the person stayed past the end of the lease

- Not every case can be expunged, I need to review the Self-Help representation Page
- After submitting the documentation requested to the court, the landlord will have 60 days to respond if they agree or not with the expungement

Any judgment needs to be satisfied before the petition:

For example: If my client owes past rent to the landlord, they will have to pay the debt before they can fill out the expungement and have the proof

Stipulated Expungement

Starts July 1st, 2022

- You need to agree with the plaintiff and in writing on the agreement
- Your eviction will be expunged after Satisfaction of Judgment
- You need to oversee your case and ensure the eviction is expunged

- It can look back to the past. You can ask the court to do an expungement if you qualify for it
- There is no time limit to request this expungement
- Only a district court judge can order the expungement of an eviction

Before you go to court for the eviction you can stipulate and agree with the other party (the plaintiff/landlord) on paper!

- Very Important to Remember
- You will need to make this action at the time of the agreement and have it in writing!
 - After submitting the documentation requested to the court, the landlord will have 60 days to respond if they agree or not with the expungement

Any judgment needs to be satisfied before the petition:

For example: if my client owes past rent to the landlord, they will have to pay the debt before they can fill out the expungement and have the proof.

Automatic Expungement

Starts July 1st, 2025

- You will be able to have it:
- If the case was completely dismissed
 - If there are no pending appeals
 - If the person has 3 years since the eviction was filed

The main requirements need to be completed:

- Satisfaction of agreement
- Documentation that proves the agreement was satisfied, for example; payments made to the other party.

- Advocates, CBO's, and lawyers are working with the courts to streamline a comprehensive process

We do not have an accountability process created for the other party (Landlord)

U T A H H O U S I N G



C O A L I T I O N

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