Town of Brighton Lease to Locals Program

September 2023

I. Purpose of program:

1. Provide a financial incentive via a grant program for existing Short Term Rentals to provide long term housing for employees who work in the Town of Brighton

II. Who is eligible?

1. Any property currently operating with a valid license for a short term rental that converts the property to use as a long term rental. Qualified tenants of the long term rental must be an employee of a business located in the Town of Brighton. (proof of employment will be required).

III. Program details

1. Participation in the grant program requires the property owner to relinquish their STR license with the possibility to reapply for the STR license at a later date if licenses are available.
2. The more employees housed in the rental, the bigger the incentive.
   1. All adult renters must be listed on the lease whether they qualify as an employee or not.
   2. The number of renters must not exceed fire department, town and county codes.
3. Leases must be a minimum of 6 or 12 months with grant amounts corresponding to the length and number of qualified tenants involved.

Grant amounts:

| Lease time frame | 1 employee | 2 employees or  1 employee with a child or children | 3 employees or  2 employees with a child or children | 4 employees or  3 employee with a child or children |
| --- | --- | --- | --- | --- |
| 6 month lease | $2,000 | $4,000 | $6,000 | $8,000 |
| 12 month lease | $4,500 | $9,000 | $13,500 | $18,000 |

IV. .Grant Administration: The Town will issue grant payments to property owners as follows:

1. 50% of grant paid out within 30 days of lease commencement and 50% paid out within 30 days of successful end of lease term.

V. [Grant Application](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.brighton.utah.gov%2Fsites%2Fdefault%2Ffiles%2Ffileattachments%2Fadministration%2Fpage%2F3531%2F9.17.23_lease_to_locals_grant_application.docx&wdOrigin=BROWSELINK)

VI. Definitions

1. Qualifying Tenants:
   1. A child or children (under 18 years old) in the household can be considered as **one** additional qualifying tenant (even if there is more than one child).
   2. A qualifying tenant(s) employee may not be an immediate family member (son, daughter, brother, sister, parent, including step or in-law relations) of the owner.
   3. Qualified tenant employee shall work at least 20 hours per week for an employer located within the Town of Brighton. While tenant adults not working locally can live at properties participating in the program, only locally employed adults may count towards the property owner receiving the grant.
2. Employee
   1. An employee of a business located in the Town of Brighton. (proof of employment will be required).
   2. The following do not qualify as employees:
      1. Home businesses
      2. Remote workers
      3. Workers who work less than 20 hours per week for a business in the Town of Brighton.