### **Town of Brighton**

### **Turns for Tenants Program**

October 2023

#### **ARE YOU AN INTERESTED LANDLORD OR HOMEOWNER?**

### Do you have an available house or spare bedroom in the Town of Brighton? Would you like to ski or ride this winter in Big Cottonwood at a significantly discounted rate? Agree to participate in the Town of Brighton’s **Turns for Tenants program** and rent to an employee who works in the Town and be eligible for the incentives listed below.

###

### To assist employees of local businesses in finding affordable housing, the Town of Brighton is offering incentives and partnering with the two Big Cottonwood resorts to offer local homeowners’ incentives to rent to local employees through the **Turns for Tenants** program. **Turns for Tenants** is a community-based program aimed at benefiting both local homeowners and employees of businesses located within the Town of Brighton. We want to reward local homeowners for becoming landlords of longer term rentals that benefit the Big Cottonwood Community.

#### **HOW DOES IT WORK?**

1. Local homeowners who want to participate by becoming landlords fill out an application found on the Town of Brighton website to advertise their rental. The town pushes that information out to the resorts and other participating local businesses.

2. For those renting to resort employees, once the respective resort HR department receives a verification of a signed rental agreement with the local landlord, they will receive one of the following resort incentives of their choice. The chosen incentive is only respective to the resort where the housed employee(s) work:

o One 2023/2024 Unrestricted Resort Season Pass (Solitude or Brighton)

or

o Ten Unrestricted All Mountain Lift Tickets (Solitude or Brighton)

In addition to incentives from the ski resorts the Town of Brighton will offer the following **financial bonus** to property owners who are willing to long term rent to those employed within the Town: The **Town of Brighton will** **pay property owners $200 per month bonus per employee** housed in the Town of Brighton. To receive the bonus landlords must submit an invoice to the town every 3 months with verification of employment for their renters.

**DETAILS:**

1. Who is eligible: Anyone who owns property in the Town of Brighton and has not rented the property within the last twelve months.
2. Program details
3. The more employees housed in the rental, the bigger the incentive. The Town of Brighton will pay property owners $200 per month bonus per qualified tenant employee housed within the Town limits. That bonus will be in addition to incentives from the resorts.

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.

 B. Leases must be a minimum of 6 or 12 months.

C. Business licenses are required for long term rentals. Property must apply for and receive a long term rental business license.

IIII. Definitions

A. 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.

B. 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:

i. Home businesses

ii. Remote workers

iii. Workers who work less than 20 hours per week for a business in

the Town of Brighton.

C Grant Administration: The Town will issue bonus payments to property owners as follows:

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

D. A property may only qualify for one program (i.e. either the Lease to Locals or Turns for Tenants).