

LEASE TO LOCALS GRANT PROGRAM



The purpose of this program is to provide a financial incentive for existing Short-Term Rentals (STRs) to switch to a long-term rental for employees who work in the Town of Brighton.

REQUIREMENTS

Which homeowners are eligible? Participation in this Grant program requires the homeowner to relinquish their STR license and convert the property for use as a long-term rental, with the possibility to reapply for the STR license at a later date if licenses are available.

Which employees are eligible? A qualified employee must work at least 20 hours/week for an employer located in the Town of Brighton. Proof of employment is required. One child of the employee can be considered as one additional qualifying renter.

Who is not eligible? The following do not qualify as employees or employers: Home businesses, Remote workers, Workers who work less than 20 hours /week. A qualifying renter may not be an immediate family member (son, daughter, brother, sister, parent, including step or in-law relations) of the homeowner. Adults not working locally can live at Lease-to-Locals properties, but only locally employed adults may count toward the Grant to the homeowner.

Rental Numbers. All adult renters must be listed on the lease whether they qualify as an employee or not. The number of renters may not exceed town code limits set by the Fire Marshal.

Required Documentation. Homeowners must present a copy of the Lease Agreement to the Town of Brighton. (*Send to: TownClerk@Brighton.Utah.Gov*) The employee must present proof of employment of more than 20 hours/week within the Town of Brighton (employment contract or pay stub).

Business Licenses. Homeowners must have a business license to participate. ([To Get a Business License](#))

Grant Administration. Half of the Town Grant is paid out within 30 days of the beginning of the lease, and the remainder is paid out within 30 days of the successful end of the lease term. A property may only qualify for one program, either the Turns for Tenants or the Lease to Locals.

Grant Payments. The more employees housed in the rental, the bigger the bonus. Homeowners receive \$200/month for each qualified employee. That Grant is in addition to lease payments from the renters. The following chart shows potential Grant amounts:

Lease Time	1 Employee	2 Employees or 1 Employee + children	3 Employees or 2 Employees +children	4 Employees or 3 Employees +children
6 Month Lease	\$2,000/year	\$4,000/year	\$6,000/year	\$8,000/year
12 Month Lease	\$4,500/year	\$9,000/year	\$13,500/year	\$18,000/year

To apply for the Lease to Locals Grant Program, see Application Form below:

LEASE TO LOCALS GRANT APPLICATION

DATE _____

FULL NAME OF PROPERTY OWNER _____

ADDRESS OF RENTAL PROPERTY _____

NUMBER OF BEDROOMS IN THE HOUSE _____

NUMBER OF QUALIFIED RENTERS LEASING UNDER THE LEASE TO LOCALS PROGRAM _____

NUMBER OF CHILDREN _____

TOTAL NUMBER OF RENTERS _____

THE LEASE WILL BE: 6 MONTHS 12 MONTHS? (circle one)

GRANT REQUEST. Using the table below, how much are you requesting in grant money? \$ _____

Lease Time	1 Employee	2 Employees or 1 Employee + children	3 Employees or 2 Employees +children	4 Employees of 3 Employees +children
6 Month Lease	\$2,000/year	\$4,000/year	\$6,000/year	\$8,000/year
12 Month Lease	\$4,500/year	\$9,000/year	\$13,500/year	\$18,000/year

BONUS PAYMENTS. To receive the Grant, landlords must submit an invoice to the town every 3 months with verification of employment for their renters.

REQUIRED DOCUMENTATION

- Copy of Lease
- Proof of employment of more than 20/hr. per week of employee(s) within the Town of Brighton (employment contract or pay stub)
- Copy of the business license for the short-term rental.

SIGNATURE OF PROPERTY OWNER

I hereby affirm that I am the owner of the above property and that I have a current valid short-term rental license with the Town of Brighton and by entering into this program I am rescinding this license. I understand that if I want to reapply for a short-term rental license in the future, I may do so if I meet all requirements and licenses are available.

Signature of Property Owner

Mailing Address:

Phone Number:

Email:

Send this form to: TownClerk@Brighton.Utah.Gov