

Which Pest Rules Bind My Property?

Find each funding source your property has. Many have more than one. Utah and local rules apply to every unit. Each line names the page on multifamilypestreference.org that quotes the rule.

Public housing

- NSPIRE inspections, Infestation standard (in effect since July 1, 2023). Severe unit findings carry a 24-hour clock. multifamilypestreference.org/obligations/nspire-infestation/
- PHA plan must describe measures to prevent or eradicate pest infestation (24 CFR 903.7(e)(2)). IPM is at the PHA's discretion (PIH-2011-22). multifamilypestreference.org/obligations/hud-multifamily-bed-bugs/
- State and local housing codes still apply (24 CFR 5.703(f)). multifamilypestreference.org/obligations/utah-wasatch-front/

Housing Choice Voucher or Project-Based Voucher units

- NSPIRE no later than February 1, 2027; your PHA chooses its date and may already use it. Until then a PHA may use the old HQS. multifamilypestreference.org/obligations/nspire-compliance-calendar/
- Every infestation deficiency is an HCV Fail with a 30-day correction. There is no 24-hour clock for voucher landlords in the Infestation standard. multifamilypestreference.org/obligations/nspire-infestation/

HOME-assisted rental

- Ongoing property standards set by your participating jurisdiction (24 CFR 92.251(f)); infestation is among the 24 CFR 5.703 health and safety concerns. multifamilypestreference.org/obligations/home-rentals/
- NSPIRE standards apply to written agreements signed on or after April 14, 2027. multifamilypestreference.org/obligations/nspire-compliance-calendar/

Market-rate (no federal funding or military lease)

- No federal program pest rules. Your obligations come from Utah law, local codes and health rules, and the lease (shown below). multifamilypestreference.org/obligations/utah-wasatch-front/

HUD multifamily (project-based Section 8, 202, 811, FHA-insured)

- NSPIRE inspections, Infestation standard (in effect since October 1, 2023). multifamilypestreference.org/obligations/nspire-infestation/
- Notice H 2012-5 and HUD's 2019 clarification: IPM plan expected, extermination under the Model Lease, limits on charging residents and on bed bug addenda. multifamilypestreference.org/obligations/hud-multifamily-bed-bugs/
- State and local housing codes still apply (24 CFR 5.703(f)). multifamilypestreference.org/obligations/utah-wasatch-front/

Low-income housing tax credit (LIHTC)

- The state agency inspects against HUD's physical condition standards (24 CFR 5.703) or local codes, not both, and reports noncompliance to the IRS on Form 8823. multifamilypestreference.org/obligations/lihtc-pest-findings/
- Utah Housing Corporation's manual applies the NSPIRE standards and local codes. multifamilypestreference.org/obligations/lihtc-pest-findings/

Privatized military family housing (MHPI)

- Installation commander reviews your pest control plan every year (10 U.S.C. 2891a(b)(1)(A)). multifamilypestreference.org/military-housing/mhpi-obligations/
- Tenant Bill of Rights, electronic work orders, seven-year maintenance summary, and the commander's dispute process (10 U.S.C. 2890, 2892a, 2894). multifamilypestreference.org/military-housing/mhpi-obligations/
- Whether current state law applies depends on the parcel's federal jurisdiction. multifamilypestreference.org/military-housing/federal-enclaves/

Utah location

Salt Lake City

- Utah Fit Premises Act (all Utah rentals): no pest language; a general duty to keep units fit and to follow local ordinances and board of health rules, with written notice and a three-day corrective period that triggers renter remedies.
- Owner initiates pest control once infestation is proven (SLC Code 18.96.050(S)); no insect or rodent infestation in violation of county rules (18.50.170(C)).
- Salt Lake County Health Regulation #3: owner or manager responsible for vermin control; contracts do not remove the duty.

Elsewhere in Salt Lake County

- Salt Lake County Health Regulation #3: owner or manager responsible for vermin control; contracts do not remove the duty.

Weber or Morgan County

- Weber-Morgan housing regulation: owner handles infestations in two or more units or shared areas; occupant handles a single infested unit unless the owner's failure to keep the building vermin-proof caused it; a professional is required if the owner's methods fail.

Somewhere else in Utah

- No county or city pest rule for your area has been verified on this site yet. The state Act and your lease still apply.

Every property

- Anyone applying a pesticide must follow its label (7 U.S.C. 136j(a)(2)(G)). Commercial applicators must be licensed and keep an application record for each treatment (Utah R68-7). multifamilypestreference.org/obligations/who-may-apply-pesticide/
- When a complaint becomes a claim, courts have weighed notice, repeated treatment, follow-up and closure, resident preparation, neighboring units, the lease, and the records kept. multifamilypestreference.org/litigation/how-courts-weigh-pest-response/