UTAH CODE § 78B-6-802(1)(F) AND (2)

Three Day Notice to Fix Nuisance or Vacate

THIS NOTICE IS GIVEN TO

Tenant/occupant name(s)

Rented premises — street address and unit

City, State, ZIP

Subtenant(s) in actual occupation of the premises, if any

THIS NOTICE IS GIVEN BY

Landlord/owner or owner's designated agent

Mailing address

City, State, ZIP

The law allows a tenant to be evicted for committing, permitting, or maintaining a nuisance on or about the premises, including a private nuisance (Utah Code 78B-6-802(1)(f)). Private nuisance is defined in Utah Code 78B-6a-101(10).

You have committed or permitted a nuisance because:

You must do one of the following:

1. Within **three calendar days** after this notice is served, fix the problem (bring the violation into compliance); or
2. If you do not fix the problem within three calendar days, move out of the premises by the end of the third day.

Move out means leave the premises, take all your belongings, and leave any keys or access cards.

How the three calendar days are counted. Calendar days include weekends and holidays, but not the day you receive this notice. Day 1 is the day after you receive it. If the third day falls on a Saturday, Sunday, or Utah legal holiday, the deadline is the end of the next day that is not one of those days (Utah Code 68-3-7).

If you do not fix the problem or move out by the end of the third day, a court may decide that you are in "unlawful detainer" of the property and that you should be evicted. If that happens, you would be removed from the property and may be liable for amounts due under your rental agreement plus attorney fees, court costs, and treble damages. Treble damages means three times the amount of the damages. This could include rent, late fees, and property damage.

Information about the eviction process: **utcourts.gov/tenant**. Ways to get legal help, including the Self-Help Center, reduced-fee attorneys, limited legal help, and free legal clinics: **utcourts.gov/help**.

Signature of landlord/owner or designated agent

Printed name

Date

WASATCH CONSTABLES

Landlord Instructions

Do not serve this page.

Utah Code as amended effective May 6, 2026 · Form rev. 2026-10-25

Serving the notice

1. **Fill in page 1, sign and date it, and keep a copy.**
2. **Serve it** one of the ways Utah Code 78B-6-805(1) allows:
   - Hand it to the tenant.
   - If the tenant isn't there, leave it with someone of suitable age and discretion at the tenant's home or the rented premises.
   - If no one suitable is there, post it in a conspicuous place on the property.
   - Or send it by registered mail, certified mail, or an equivalent means.

   About mail: § 805 doesn't say when mailed service is complete, so it doesn't fix when the three days start. Handing it over, leaving it with someone, or posting it gives a clear start date.
3. **Write down who served it, how, when, and where.** The court's eviction complaint asks how the notice was served.

Counting the three days

Count three calendar days, starting the day after service. If the third day falls on a Saturday, Sunday, or Utah legal holiday, the deadline moves to the end of the next day that isn't one (Utah Code 68-3-7).

Let a constable serve it.

A notice that isn't served correctly may have to be served again, and your eviction waits while it is. Wasatch Constables will serve this notice for you, using a method Utah Code 78B-6-805 allows, and send you a GPS-stamped return of service showing who was served, how, when, and where. Upload it by noon on a weekday and ask about same-day service.

wasatchconstables.com/upload · 801-392-9400

DISCLAIMER

Wasatch Constables is not a law firm and does not give legal advice. This form is provided for convenience. It is not a Utah State Courts form and is not a substitute for advice from a Utah attorney. It was prepared under Utah Code as amended effective May 6, 2026, and the law may have changed since. You are responsible for choosing the right notice, completing it accurately, and serving it correctly.