



## Active Employment Household Frequently Asked Questions

### **Q: Who can qualify to live in an Active Employment Household (AEH) unit?**

**A:** 1. A full-time (average of at least thirty hours of employment per week for a minimum of nine months per calendar year) employee of a business, or entity, or entities located within Grand County or the Spanish Valley portion of San Juan County, Zip Code 84532; or

2. An owner of a business or entity with a primary place of business within Grand County; or

3. A full-time (average of thirty hours of employment per week for a minimum of nine months out of each calendar year) worker who is self-employed or works out of their home must provide their entire list of clients/workload so that it can be verified that a minimum of seventy-five percent of their billable hours are for clients or projects located within Grand County or the Spanish Valley portion of San Juan County, Zip Code 84532; or

4. A person who is unable to work or does not have a work history required under subsections 1 through 3 of this definition due to a disability as defined by the State and Federal Fair Housing Acts, the Americans with Disabilities Act, or other applicable State or Federal law; or any person who has attained a reasonable accommodation from this requirement under the Fair Housing Act, Americans with Disabilities Act, or other applicable State or Federal law; or

5. A family member of the owner of the property; or

6. A retiree with a work history required under subsections 1 through 4 of this definition for the five years prior to retirement; or

7. A person who meets none of these requirements and is living with people they are related to, but has one household member who does meet one of the requirements; or

8. A person living with people they are unrelated to who meets none of the requirements, but at least 50% of the adults in the household meet one of the requirements.

**If you are unsure if you or your household members qualify, please call 435-259-5129 to talk with Johanna Blanco of the Planning Department.**

**Q: What do I need to do before moving into an AEH unit?**

**A:** Contact the Moab City Planning Department for an application. The form requests your name, address, a rental agreement if applicable, and proof of meeting one of the qualification requirements. Each year, the Planning Department will request an updated application for each unit.

**Q: I am considering purchasing an AEH unit to rent out. Do I need to meet the qualifications?**

**A:** The Active Employment regulations pertain to occupancy, not to ownership. One may own an AEH unit without themselves meeting the qualification requirements as long as the renters of the unit do.

**Q: How long is a unit restricted to being occupied by an Active Employment Household?**

**A:** 50 years from when the deed restriction was recorded. Check with your realtor, the Moab City Planning Office, or the Grand County Recorder's Office for the exact date.

**Q: What happens if a AEH designated unit is occupied by a household that does not meet the qualification requirements, is not occupied with an Active Employment Household of at least 9 months out of the year, or is rented for less than 90 days at a time?**

**A:** The City of Moab will send a written notice. If, after 30 days, the violation is not addressed, the property will be in Violation and follow the proceedings outlined in Moab Municipal Code 17.78 – Zoning Violations – Penalties.

**Q: If I own an AEH unit and want to sell, do I have to find a buyer who meets the AEH qualifications?**

**A:** The deed restriction on the unit will run with the land for 50 years regardless of ownership changes. If the next buyer intends to occupy the unit, their household will need to meet the AEH requirements. If the next buyer intends to rent out the unit, they themselves do not need to qualify; only the renters will need to qualify. The City of Moab Planning Department is here to help if you are unsure if a buyer is AEH qualified.