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THE NEW UTAH REPC

2027 Change Cheat Sheet

A broker's verified, plain-English breakdown of the new Real Estate Purchase Contract. Mandatory January 1, 2027.

What actually changed

- **Smart home devices convey.** Thermostats, video doorbells, automated locks and lighting, and monitors are included unless excluded in writing.
- **EV chargers** are now a listed, checkable included item.
- **HOA reserve study must be disclosed** (added to minutes, budget, and financials).
- **Seller service contracts do not transfer.** Property management, pest control, landscaping, and security are the seller's to cancel by closing.
- **Holdover has teeth.** A seller who stays past possession owes the greater of the written amount or $300 per day, plus keyless codes at closing.
- **Financing cancellation is now a percentage,** defaulting to 50% to the seller if the box is left blank.
- **Appraisal cancellation** now requires giving the seller a complete copy of the appraisal, not just the notice of value.
- **Upfront warning** that earnest money may become totally non-refundable, right on page one.
- **Move-out carve-out:** sellers are not responsible for nail or screw holes from removing pictures.
- **Electronic delivery defined,** so an emailed notice counts when it hits the recipient's server.
- **Buyer conditions consolidated** into one Section 3 checklist (same logic, new layout, so check every box you want).
- **Reorganized;** the separate Additional Earnest Money section was removed.

What did NOT change

- How you elect conditions still works the same way: a condition applies only if you select it (only the layout moved to a Section 3 checklist).
- Solar panels, TV brackets, speakers, and the security system were already included.
- The Permissible Transfer to your own LLC or trust already exists.
- The final walk-through and the FIRPTA foreign-seller notice were already there.
- Seller-to-buyer brokerage compensation was already in the current form.

THE ONE TO WATCH

If you keep the financing condition and cancel before the deadline, **50% of your earnest money now goes to the seller by default.** Read that line and choose the number on purpose.

APPROVED / EFFECTIVE	MANDATORY	2026 CONTRACTS
Aug 19, 2026	Jan 1, 2027	Stay on current form

It takes more than a for sale sign™

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