

Week 6 - Bills February 24 – 28, 2025

Priority				
Support				
Against				
New Bills				
Pass				
Bill	Title	Sponsor	Highlighted Provisions	Status
HB0286	Olene Walker Housing Loan Fund Amendments	MOSSCS	This bill: Requires the Division of Finance to annually transfer a certain amount of state liquor sale revenues from the Liquor Control Fund to the Olene Walker Housing Loan Fund (fund); requires the executive director of the Department of Workforce Services to distribute the transferred portion of the fund for certain purposes; and makes technical and conforming changes.	House Economic Development and Workforce Services Committee - Held
Did not pass committee going to interim.				
HB0037	Utah Housing Amendments	DUNNIJA	This bill: Defines terms; authorizes a municipality or county to implement a density overlay in a housing eligible zone of the municipality or county; authorizes a municipality or county to add additional requirements for development in a density overlay if the area is undeveloped at the time the municipality or county adopts the density overlay; beginning January 1, 2027, requires a specified municipality or specified county to include in the specified municipality's or specified county's moderate income housing report information on affordable housing density within the specified municipality or specified county; authorizes a municipality or county to consider an applicant's agreement to develop moderate income housing in an area subject to a density overlay in the municipality's or county's determination of whether to approve or deny a land use application;< requires the Housing and Community Development Division ("Division") to analyze all moderate income housing reports received by the Division before January 1, 2025; requires the Division to provide a report to the Political Subdivisions Interim Committee; authorizes the Division to make rules regarding the form and content of a moderate income housing report; requires the Commission on Housing Affordability ("Commission") to develop a series of recommended regional	Senate Government Operations and Political Subdivisions Committee

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			strategic plans for housing, including affordable housing; requires the Commission to submit an annual written report to the Political Subdivisions Interim Committee; and makes technical and conforming changes.	
HB0182	Rental Amendments	BENNIGL	This bill: Defines terms; establishes a period of time by which a landlord must provide a notice of rent increase to a tenant; and makes technical and conforming changes.	House Business, Labor, and Commerce Committee - Failed Motion to Rec.
HB0256	Municipal Zoning Amendments	WALTER	This bill: Defines terms and modifies definitions; clarifies that a municipality or county that regulates short-term rentals may use a listing or offering on a short-term rental website as evidence that a short term rental took place so long as the municipality or county has additional information to support its position that a property owner violated a municipality or county ordinance; provides that a municipality or county may provide notice to a short-term rental website indicating that a listing or offering violates business licensing requirements or zoning requirements; provides that a short-term rental website is not obligated to remove a listing or offering unless it has received notice from a municipality or county; provides that a municipality or county that imposes transient room tax on short-	Senate

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			term rentals may provide a listing or offering on a short-term rental website to the county auditor as evidence that a short term rental owner may be subject to the transient room tax; and makes technical and conforming changes.	
HB465	Law Enforcement Agency Amendments	SNIDER	This bill allows the Dept. of Public Safety (DPS) to enter into an interagency agreement with a law enforcement agency of a city of the first class; requires the reduction of funds distributed to a first-tier eligible municipality from the Homeless Shelter Cities Mitigation Restricted Account if the law enforcement agency of the municipality has not entered into an interagency agreement with the dept. by July 1, 2025; requires the Dept. of Transportation to withhold certain road funds from a municipality if the municipality is a city of the first class; the municipality has not entered into an interagency agreement with the dept. by October 1, 2025; and the municipality has had funds from the Homeless Shelter Cities Mitigation Restricted Account reduced. The bill establishes the public safety rapid response team within the dept. to respond to public safety concerns; and repeals the provisions enacted in this bill, subject to a review by an interim committee, on July 1, 2027.	Senate Judiciary, Law Enforcement, and Criminal Justice Committee - Favorable Rec.
HB0480	Landlord Communication Amendments	SHALLD	This bill: allows an owner to return a deposit and prepaid rent and a notice of itemized deductions through electronic means; amends the form a renter may use to request the return of a renter's security deposit, prepaid rent, and itemized deductions; conditions an award of the amount due under a lease agreement on the failure to make payments; provides exceptions to the time limit by which a renter shall vacate an owner's property after an order of restitution; and makes technical changes.	Senate
SB0197	Property Tax Amendments	MCCAYD	This bill: defines terms; provides for annual reductions to the maximum amount available for the taxpayer relief known as the homeowner's credit; prohibits taxpayers from receiving a homeowner's credit beginning in 2030; requires a county auditor to include information on the property tax valuation notice regarding the availability of property tax deferral programs in lieu of the homeowner's credit; and makes technical and conforming changes.	House Rules
HB0058	Building Inspector Amendments	PETERT	This bill: Defines terms; directs the Uniform Building Code Commission to: collect data pertaining to building inspectors; publish gathered data on an annual basis; and report the data annually to the Legislature; expands the scope for the Division of Professional Licensing to spend money from surcharges; adds unlawful and unprofessional conduct provisions for licensed building inspectors acting as	Senate

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			qualified building officials; requires a local regulator to hire or contract with a qualified building official; and makes technical and conforming changes.	
HB0099	Residential Mortgage Loan Amendments	BENNI GL	This bill: Defines terms; provides conditions where the use of information derived from a consumer report to solicit a consumer is prohibited; and makes technical and conforming changes.	Senate
HB0199	Substance Use Treatment and Enforcement Amendments	CLANCT	This bill: Defines terms; requires a local substance abuse authority to include in the authority's annual plan a comprehensive list of available substance use services, in a form and format usable by first responders; requires a local mental health authority to include in the authority's annual plan a comprehensive list of available mental health services, in a form and format usable by first responders; allows and encourages first responders to offer a referral to substance use or mental health services to an individual who experiences an intentional or accidental overdose; addresses requirements for syringe exchange programs and information collected relating to syringe exchange programs; allows a substance use disorder treatment provider to operate a mobile unit to provide medication to treat substance use withdrawal symptoms or an opioid use disorder, and provides certain requirements for operation of a mobile unit; grants rulemaking authority to the Department of Health and Human Services regarding the requirements for operating a mobile unit to provide medication to treat substance use withdrawal symptoms or an opioid use disorder; amends criminal provisions of the Utah Controlled Substances Act, including the creation of a treatment-mandated felony option for certain convictions; creates the crime of maintenance of a drug-involved premises; amends provisions regarding civil nuisance actions, including provisions that relate to a nuisance caused by unlawful actions involving a controlled substance; repeals intent language; and makes technical and conforming changes.	Senate Health and Human Services Committee - Favorable Rec.
HB0310	Disability Coverage Amendments	PROVOST	This bill addresses wraparound services for certain individuals with a disability.	Senate
HB0316	Child Tax Credit Amendments	STRONMA	This bill: Allows a taxpayer to claim the nonrefundable child tax credit for child dependents under one year old and up to five years old.	Held in House
HB0320	Municipal Ordinance Amendments	THURSNK	This bill: Allows a municipality to impose a civil fine that exceeds the maximum Class B misdemeanor fine under Section 76-3-301 if the municipality has previously	Senate

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			imposed a fine on the individual for the same violation three or more times within the past 12 months.	
HB0327	Homeowners Association Modifications	TEUSCJ	This bill: Requires an association to notify an owner in writing of a denied unit or lot plan; places limitations on an association's ability to impose certain rules; and makes technical and conforming changes.	Senate
HB0329	Homeless Services Amendments	CLANCT	This bill: Defines terms; requires the Office of Licensing (office) within the Department of Health and Human Services to make rules that require a licensee to prioritize public safety of the area and community surrounding the licensee's physical facility; requires the Utah Homeless Services Board (board) to collect and report on certain data; requires that an eligible municipality adopt an ordinance prohibiting unsanctioned camping in a substantially similar form to state code; modifies the process by which the board approves funding requests from the Homeless Shelter Cities Mitigation Restricted Account; states that certain drug offenses are subject to enhanced penalties when committed in a state licensed homeless shelter; repeals and amends certain provisions of the winter response task force; enacts provisions requiring service providers to design certain services to assist homeless individuals in progressing and transitioning from struggling with homelessness to personal thriving; enacts provisions requiring certain safety requirements for homeless shelters, including winter response shelters; and< makes technical and conforming changes.	Senate Business and Labor Committee
HB0337	Property Manager Requirements	TEUSCJ	This bill: defines terms; grants the Real Estate Commission (commission) authority to make administrative rules relating to property managers; requires an individual to hold a license as a property manager before engaging in property management; exempts certain individuals from licensure under this act; requires that the commission and Division of Real Estate determine the qualifications and requirements for an applicant for a property manager license; allows an individual with an active broker, associate broker, or sales agent license to obtain a property manager license without meeting certain examination and education requirements; requires that an applicant for a property manager license pay a	House

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			licensing fee; exempts a licensed property manager from affiliating with a principal broker; repeals provisions authorizing certain individuals to act as a property manager; prohibits the Division of Real Estate from requiring that an individual licensed as a property manager be affiliated with a principal broker; authorizes a property manager to fill out any form or document related to property management; provides parameters for what a property manager may do when engaging in property management; requires that a property manager associate with a real estate trust account; exempts a property manager with a security bond that protects at least 30% of estimated client funds from the requirement to associate with a real estate trust account; provides limitations on the penalties the commission may impose on a property manager; authorizes the commission to issue other non-financial penalties to a property manager and rules relating to a property manager's ownership interests; and< makes technical and conforming changes.	
HB0360	Housing Attainability Amendments	WHYTESL	This bill: defines terms; provides that a closed meeting may be held under certain circumstances by a political subdivision; repeals the sunset date for the Utah Housing Corporation; and makes technical and conforming changes.	Senate
HB419	Real Estate Revisions	WALTER	This bill: amends provisions related to the Division of Real Estate's (division) authority to investigate licensees, including: time periods for retention of certain documents, and the division's ability to request documents; and prioritization of investigatory practices, to focus on more serious complaints first; defines terms related to advertising practices; provides that certain conduct by a principal broker does not created an agency relationship with a buyer; amends provisions related to the inclusion of the brokerage's name being included in an advertisement or through a link requiring only one click; and makes technical changes.	Senate
HB440	Uniform Mortgage Modification Act	TEUSCJ	This bill: codifies the types of modifications that may be made to a mortgage loan that will not materially prejudice interest holders; and contains safe harbor provisions for mortgage modifications that do not materially prejudice the holders of a junior interest.	Senate

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<p>HB456</p>	<p>Transient Room Tax Amendments</p>	<p>BOLINB</p>	<p>This bill: defines terms and modifies definitions; modifies the acceptable uses of transient room tax revenue; authorizes a county to enter into an interlocal agreement with a municipality within the county to share county transient room tax revenue; modifies reporting requirements on counties that impose transient room tax; provides that certain municipalities may appoint board members to a tourism tax advisory board; requires the state auditor to review a county's report on transient room tax and determine if the report is sufficient and compliant; modifies the state tax rate on short-term rentals of tourist home, hotel, motel, or trailer court accommodations and services; directs the State Tax Commission to deposit revenue the state collects from the secondary rate on short-term rentals of tourist home, hotel, motel, or trailer court accommodations and services into the Outdoor Recreation Mitigation Grant Fund, the General Fund, and the counties of the state; extends the sunset on the State Search and Rescue Advisory Board; creates the Outdoor Recreation Mitigation Grant Fund; establishes an outdoor recreation mitigation grant program within the Division of Outdoor Recreation; describes the criteria to apply for and receive an outdoor recreation mitigation grant; describes the acceptable uses of an outdoor recreation mitigation grant; requires the Division of Outdoor Recreation to provide a written report annually to the Revenue and Taxation and Political Subdivisions Interim committees; repeals the sunset date on the Volunteer Emergency Medical Service Personnel Health Insurance Program; and makes technical and conforming changes.</p>	<p>Senate</p>
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HB0472	Senior Care Facility Amendments	AUXIET	This bill: defines terms; requires an assisted living facility to meet certain requirements if the assisted living facility intends to close or complete a qualifying sale; provides that an assisted living facility may not accept new residents if the facility intends to close or complete a qualifying sale; allows a county attorney or the attorney general to seek the appointment of a receiver if an assisted living facility intends to close or complete a qualifying sale and does not comply with statutory requirements; and makes technical and conforming changes.	Senate
HB0494	Homeless Services Revisions	ELIASS	This bill: defines terms, amends provisions related to the Homeless Shelter Cities Mitigation Restricted Account; amends provisions related to the winter response task force and winter response plan; enacts provisions related to unsanctioned camping; provides for a penalty if an actor is engaged in unsanctioned camping; and makes technical and conforming changes.	Senate
HB0505	Homeless Services Revisions	ELIASS	This bill: defines terms, amends provisions related to the Homeless Shelter Cities Mitigation Restricted Account; amends provisions related to the winter response task force and winter response plan; enacts provisions related to unsanctioned camping; provides for a penalty if an actor is engaged in unsanctioned camping; and makes technical and conforming changes.	Senate
H.B. 532	Housing Authority Amendments	WILCOX	This bill defines terms and prohibits a county housing authority from operating within a city without approval from the city and each housing authority authorized to operate there. It also prevents public or private entities from undertaking projects initiated by or in collaboration with a county housing authority if the authority lacks permission to operate in that city.	House Standing Committee

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H.B. 542	Economic Development Amendments	HAWKINS	This bill amends and defines terms, modifies provisions of the Governor's Office of Economic Opportunity, and renumbers and amends the Utah Broadband Center and Access Act. It also repeals the Unified Economic Opportunity Commission and its associated committees and subcommittees, while making technical and conforming changes.	House
SB0078	Homeless Individuals Protection Amendments	PLUMBJ	This bill: Defines terms; creates the homeless services provider ombudsman (ombudsman) within the Office of Homeless Services (office); describes the duties and functions of the ombudsman; and authorizes the office to make rules to implement and carry out the ombudsman's duties and functions.	House Rules
SB0097	Emergency Shelter Amendments	PLUMBJ	This bill: Defines terms; requires that a county, city, or town emergency operations plan shall designate at least one shelter to accommodate an individual's personal animal; and makes technical and conforming changes.	Senate Circled
SB0121	Property Loss Amendments	PLUMBJ	This bill: Defines terms; creates the Property Loss Related to Homelessness Compensation Fund (fund); describes allowable uses of the fund; provides that money in the fund is non-lapsing; creates the Property Loss Related to Homelessness Advisory Committee (committee); and describes the duties of the committee.	Senate Circled
SB181	Housing Affordability Amendments	FILLML	This bill: defines and amends terms; enacts provisions of municipal land use regulation with regard to certain types of parking spaces; repeals the Olene Walker Housing Loan Fund repeals the private activity bond program; creates the Olene Walker State Housing Fund from the Olene Walker Housing Loan Fund and private	House

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			activity bond program to consolidate administration of funds allocated for affordable housing across the state; provides exceptions; and makes technical and conforming changes.	
SB0182	Homeless Services Modifications	WEILET	This bill: requires the Department of Health and Human Services to issue a code red alert for certain weather events that may pose a danger to individuals experiencing homelessness; provides for certain requirements and limitations to take effect within a county that is impacted by a code red alert; and makes technical and conforming changes.	Standing Committee
SB0189	Child Care Services Amendments	ESCAML	This bill: defines terms; creates the Child Care Capacity Expansion Act (act); describes the purpose of the act; directs certain state departments to collaborate on implementing the act; provides for certain limitations on liability from operations of an expanded child care facility; and requires an annual report to certain legislative committees.	House Rules
SB0201	Real Estate Amendments	HARPW	This bill: authorizes an association to establish by rule a minimum lease term of six months or less; provides that a homeowners' association fee for rentals does not apply to certain exempt persons; provides that a homeowners' association may only charge a fee to an owner that owns a rental within the homeowners' association once every 12 months; requires that a homeowners' association hold a meeting and approve a fee before imposing a fee on an owner that owns a rental within the homeowners' association; provides a remedy by which an owner may contest a fee a homeowners' association imposes for a rental; authorizes a representative of a homeowners' association to act as attorney-in-fact for the owners in a homeowners' association for any disposition of common areas; modifies the circumstances under which a homeowners' association can prohibit or restrict the conversion of a grass park strip to water-efficient landscaping; defines terms; requires that a condominium owner provide the developer notice and an opportunity to repair any alleged design or construction defect before filing a lawsuit; and makes technical and conforming changes.	Senate
SB0262	Housing Affordability Modifications	FILLML	This bill: defines terms; enacts provisions related to residential overlay for the development of certain types of dwellings on certain sized lots; directs the Utah Housing Corporation to make rules regarding procedures, qualifications, and requirements for private financial institutions that offer certain mortgage loans to first-time homebuyers; provides that first-time home buyers may use certain	Senate Circled

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			mortgage loans for specified purposes; and makes technical and conforming changes.	
SB0289	Community Development Amendments	HARPEWA	This bill: defines terms; allows an agency to extend a project area funds collection period for a project area that includes a superfund site; requires a county auditor to: submit annual project area and tax increment data to the Governor's Office of Economic Opportunity; and notify taxing entities of the end of a project area funds collection period and the calculation of new growth attributed to the project area; clarifies that an agency that has funds withheld due to non-compliance with reporting requirements will receive those withheld funds once the agency complies with reporting requirements; and makes technical changes.	House
S.B. 295	Property Tax Modifications	MCCAY	This bill limits the type of income a county assessor may use when valuing property under the income approach to the income for which the property would rent. It allows a taxing entity that lowers its budget below the previous year's revenue to increase the budget back up to the base year amount for up to five years without following truth in taxation notice and public hearing requirements. Additionally, it repeals the requirement to set aside a portion of revenue from the statewide multicounty assessing and collecting levy for county distributions through the Property Tax Valuation Fund and instead redirects that amount to the Multicounty Appraisal Trust, while also making technical changes.	House
SB0337	Land Use and Development Amendments	CULLIMORE	This bill creates the Beehive Development Agency and authorizes the chief executive officer of Governor's Office of Economic Opportunity to propose significant community impact project plans and associated project areas to the Beehive Development Agency.	House
HCR 14	House Concurrent Resolution Supporting Streamlining Utah Housing Policies	Whyte	This resolution supports streamlining housing policies; recognizes the housing attainability crisis in Utah and the need for efficient state efforts; and supports beginning to identify programs and funding to consolidate during the 2025 interim.	Consent Calendar
HB0119	Solar Panel Restrictions in Homeowners Associations Amendments	OWENSDO	This bill: Stops a homeowners association from prohibiting solar panel installation; and authorizes a homeowners association to restrict solar panel installation.	Senate
HB0136	Alternative Incarceration Program Amendments	OWENSDO	This bill: Clarifies terms; provides that a county sheriff may implement a sheriff's work program in which inmates participate in supervised public works projects	Senate

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			instead of serving time in jail; amends and establishes eligibility requirements for alternative incarceration programs and sheriff's work programs; provides that certain convictions are not eligible for participation in a sheriff's work program clarifies provisions related to credit for good behavior against a jail sentence; and makes technical and conforming changes.	
HB0157	Energy Education Amendments	JACKC	This bill: Defines terms; requires the Office of Energy Development (office) to: develop and maintain energy education programs and curricula for grades K-12; develop and provide professional development training for educators; develop energy related workforce development programs; and establish the Energy Education and Workforce Development Task Force; outlines the responsibilities and duties of the task force; and requires the office to report annually to the Public Utilities, Energy, and Technology Interim Committee.	Senate
HB0217	Homeowners' Association Amendments	WALTER	This bill: Defines terms; establishes the Office of the Homeowners' Association Ombudsman; establishes the duties, jurisdiction, and functions of the Office of the Homeowners' Association Ombudsman; requires the Office of the Homeowners' Association Ombudsman to issue an advisory opinion under certain circumstances; provides the circumstances under which an advisory opinion of the Office of the Homeowners' Association Ombudsman is admissible in a subsequent proceeding; makes void and unenforceable a homeowners' association transfer fee; establishes requirements for a homeowners' association to impose a reinvestment fee; changes requirements for amending governing documents; sets limits on the amount a homeowners' association may charge as a late fee; requires that a homeowners' association provide, upon request, certain documents; prohibits a declarant from selling a part of a common area during the period of administrative control; and prohibits a homeowners' association from charging any costs associated with producing certain documents.	Senate
HB0224	Inmate Reentry, Finances, and Debt Modifications	BALLAMG	This bill: Defines terms; requires, with a delayed implementation date, a county jail to notify certain state agencies that may have information concerning an inmate's existing debts when an inmate is incarcerated in the county jail for more than 90 days and when the inmate is released from the county jail; requires, with a delayed implementation date, the Office of State Debt Collection to suspend the accrual of interest on certain accounts receivable during periods of at least 90 days of incarceration and for an additional period after release; expands the duties of the reentry division created by the Department of Corrections (department); requires	Senate

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			the department to provide information to an inmate on a regular basis concerning: the inmate's known debts; incentives for paying certain debts while incarcerated; and information on how to access additional information concerning debts and resources on financial literacy and money management; requires the department: with a delayed implementation date, to notify certain state agencies that may have information concerning an inmate's existing debts when an inmate enters and leaves incarceration; and to provide educational resources to individuals designated by an inmate concerning incentives for repaying certain debts while incarcerated; amends provisions concerning when incarceration may not be considered by the Office of Recovery Services (office) as voluntary unemployment for purposes of a child support order; requires the office to suspend child support orders and money judgments in certain circumstances relating to incarceration; provides that the office shall resume a suspended child support obligation after the offender has been released for 90 days; and makes technical and conforming changes.	
HB398	Auxiliary Housing Amendments	ELIASS	This bill: increases the household income limits, and credit amounts allowed for a homeowner's credit and a renter's credit; and makes technical changes.	Not Considered
H.B. 533	County Formation Amendments	CURTIS	This bill establishes a threshold for petitioners, allows municipal legislative bodies to initiate the creation of a new county, and imposes viability requirements, including a feasibility study, while permitting certain rural property to remain in the original county under specific circumstances; it also provides for the continuation of property taxation to satisfy bond indebtedness, clarifies the division of taxes, assets, and liabilities between the existing and new county, and makes technical and conforming changes.	Introduced
SB0016	Property Tax Notice Amendments	FILLML	This bill: Requires a county auditor to include on the property tax valuation notice: a statement that a property owner who is 75 years old or older may be eligible for a deferral on the property owner's primary residence; and a telephone number to obtain information about how to apply for a deferral; and makes technical corrections.	Senate Circled
SB0026	Housing and Transit Reinvestment Zone Amendments	HARPEWA	This bill: Modifies definitions; amends the median gross income for a certain percentage of proposed dwelling units within the housing and transit reinvestment zone to the county median gross income for households of the same size; clarifies that the collection of a tax increment for a housing and transit reinvestment zone	House Circled

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			project may be triggered no more than three times per project; and makes technical and conforming changes.	
SB0071	Social Security Tax Revisions	HARPEWA	This bill: Removes the income limitations on eligibility for the social security benefits tax credit; and makes technical changes.	Standing Committee
SB0148	Court Fees and Administration Amendments	WEILET	This bill: Removes unused provisions; modifies language addressing bail to conform with recent statutory changes; increases the filing fee surcharge for cases filed using the online court assistance program; updates terminology; clarifies that a request for a protective order does not have a filing fee surcharge under the online court assistance program; permits the courts to use a portion of the funds in the Online Court Assistance Account for security costs in courts of record; and provides that Court Security Account funds may be used for all courts of record.	Senate Circled
SB0183	Inmate Amendments	PITCHS	This bill: requires the Department of Corrections to provide an optional financial literacy class for inmates; and makes technical and conforming changes.	House
SB0278	State Debt Collection Amendments	WEILET	This bill: modifies the duties of the Office of State Debt Collection (office); allows the office to hold title to real property or dispose or acquire surplus property, if doing so is incidental to execution or collection proceedings; provides that the Department of Health and Human Services may enforce certain rights to recovery against a decedent's estate regardless of any contrary provisions in the Utah Uniform Probate Code; requires notice to the office when a person files an application or a petition for probate; exempts proceedings to enforce or collect a criminal account receivable, civil judgment of restitution, or civil account receivable from certain time limitations in the Utah Uniform Probate Code; addresses enforcement of a civil judgment of restitution or civil account receivable; and makes technical and conforming changes.	House
HB0151	Home Sales Amendments	BENNI GL	This bill: Defines terms; requires a purchaser to sign an affidavit of intent to occupy when buying a single-family home within the first 30 days the single-family home is on the market, unless the seller incurs an exigent circumstance; requires that a purchaser record an affidavit of intent to occupy with a county recorder; and prohibits the bulk sale of foreclosed single-family homes.	House Political Subdivisions Committee - Held
SB0125	Eviction Amendments	BLOUIN	This bill: Lowers the amount of damages a jury or court may award in a proceeding involving a tenant and an owner; and makes technical and conforming changes.	Failed
HB0057	Residential Solar Panel Consumer Protection Amendments	JACKC	This bill: Defines terms; creates additional disclosure language; mandates that a solar retailer's good faith estimate of energy production be within a specified percentage of the actual energy production; requires the solar retailer repair the	Senate

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			solar panels if the actual energy production is not within a specified percentage of the good faith estimate of energy production; creates a registration and security requirement for a solar retailer to do business in Utah; requires a solar retailer sales representative be employed by the solar retailer as a W-2 employee; delays a customer's financial obligation on a residential solar energy system until the system is active and producing usable energy; and makes technical changes.	
HB0062	Property Tax Act Modifications	ELIASS	This bill: Establishes an application deadline for the residential property tax exemption; modifies the contents of the residential property declaration signed by an owner of residential property; clarifies the circumstances under which land that is less than five acres in area may qualify for agricultural property tax assessment; clarifies a taxpayer's ability to appeal decisions related to tax deferral and tax abatement to the State Tax Commission; requires the State Tax Commission to report to the Legislature if certain rules are promulgated; and makes technical and conforming changes.	Enrolled
HB0063	Criminal Justice and Mental Health Coordination Amendments	DAILEJ	This bill: Requires local mental health authorities to designate an individual or individuals responsible for providing consultation, education, and information services concerning guardianship and conservatorship options for individuals experiencing mental health crises; requires the Division of Integrated Healthcare to adopt and maintain, and certain designated examiners to complete an annual training program relating to civil commitment; creates the Crisis Response Task Force (task force) and describes the task force's duties; provides a sunset date for the task force; and makes technical and conforming changes.	Senate
HB0088	Housing Policy Amendments	WARDR	This bill: Defines terms; amends the required frequency of a moderate income housing progress report; provides that an accessory dwelling unit, internal or external, on a lot containing a detached single family dwelling is a permitted use in a residential zone of an urban municipality; provides that an urban municipality may not prohibit the use of a modular unit in a residential zone; and makes technical and conforming changes.	House Political Subdivisions Committee - Held
HB0090	Zoning Amendments	WARDR	This bill: Defines the term "urban municipality"; provides that a detached single-family dwelling that is built on a lot of at least 4,000 square feet is a permitted use in a residential zone of an urban municipality; provides that housing is a permitted use in a commercial zone of an urban municipality; and makes technical and conforming changes.	House Political Subdivisions Committee - Held

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HB0108	Fraudulent Deed Amendments	WALTER	This bill: Excludes governing documents or a reinvestment fee covenant from the definition of a deed.	Signed
HB0118	Homelessness Revisions	ABBOTN	This bill: Modifies the annual local contribution formula that local governments provide to the Homeless Shelter Cities Mitigation Restricted Account; and makes technical and conforming changes.	House Political Subdivisions - Held
HB0126	Unauthorized Use of Residential Real Property Modifications	LISONK	This bill: Authorizes property owners or their agents to request assistance from the sheriff for the immediate removal of a trespasser from a residential dwelling under certain conditions; requires an owner seeking removal of a trespasser, or the owner's authorized agent, to submit a complaint; specifies requirements for the complaint; provides requirements for the sheriff; authorizes a sheriff to arrest a trespasser for legal cause; provides that a sheriff is entitled to a specified fee for service of notice to vacate; authorizes the owner or agent to request that the sheriff stand by while the owner or agent takes possession of the property; authorizes the sheriff to charge a reasonable hourly rate; provides that the sheriff is not liable to any party for loss, destruction, or damage; provides that the property owner or agent is not liable to any party for the loss or destruction of, or damage to, personal property unless it was wrongfully removed; provides civil remedies; imposes criminal penalties for unlawfully detaining, occupying, or trespassing of, a residential dwelling intentionally and causing a specified amount of damage; imposes criminal penalties for any person who knowingly and willfully presents a false document purporting to be a valid lease agreement, deed, or other instrument conveying real property rights; imposes criminal penalties for fraudulently listing or advertising for sale, or renting or leasing, residential real property under certain circumstances; and provides criminal penalties for committing perjury.	House
HB0135	Real Estate Modifications	LOUBEA	This bill: Defines terms; provides for the issuance of an attorney opinion letter in lieu of title insurance for purposes of conducting escrow on real property transactions; and makes technical changes.	House
HB0149	Single Family Homes Ownership Amendments	CLANCT	This bill: Defines terms; prohibits an institutional investor from purchasing a single family home in this state; and provides that an institutional investor that does	House

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			purchase a single family home in this state must alienate that home within one year of purchasing the home.	
HB 151	Home Sales Amendments	Bennion	Requires a purchaser to sign an affidavit of intent to occupy when buying a single-family home within the first 30 days the single-family home is on the market, unless the seller incurs an exigent circumstance; requires that a purchaser record an affidavit of intent to occupy with a county recorder; and prohibits the bulk sale of foreclosed single-family homes	House Political Subdivisions Committee - Held
HB0167	Offender Reintegration Amendments	CLANCT	This bill: Provides that a local mental health authority shall, to the extent feasible, coordinate with the Department of Corrections (department) to ensure the continuity of mental health services for county residents on probation or parole; provides that a criminal justice coordinating council shall identify strategies for: connecting county residents on probation or parole with certain county-based services; and educating and incentivizing employers to hire county residents who have a criminal record or a juvenile record; adds an expunged conviction and an arrest that occurred as a juvenile to the circumstances when a public employer may not exclude an applicant from an initial interview; modifies procedural requirements for appealing a denial of a license under the Division of Professional Licensing Act; reduces the amount of time following an individual's incarceration for purposes of defining unprofessional conduct in certain circumstances; creates the Rehabilitation and Reentry Services Restricted Account, which: allows the department to accept donations and other funds; and restricts funds for specified purposes relating to the successful reintegration of offenders and former offenders into the general public; and makes technical and conforming changes.	Enrolled
HB0175	Housing Construction Amendments	WARDR	This bill: Amends adopted language from Section R101.2 of the International Residential Code to include three- and four-family dwellings.	Enrolled
HB0262	HOA Board Education Amendments	ACTONCK	This bill: Defines terms; requires that a homeowners' association board member complete education requirements; requires that a homeowners' association board member or secretary maintain a record of completing the education requirements for at least three years; requires that a homeowners' association board member report completion of the education requirements to the homeowners' association secretary; provides a remedy for an owner for when a homeowners' association board member fails to meet the education requirements; describes how a homeowners' association board member may remedy noncompliance with education requirements; creates a standard for a person that offers education	Failed

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			requirements; and requires that the Department of Commerce maintain a list of persons authorized to offer education requirements.	
HB0264	Tax Incentives Amendments	CHRISKJ	This bill: Provides that a taxpayer may claim a corporate or individual income tax credit for clean energy systems for a taxable year that begins before January 1, 2032; schedules the future repeal of the clean energy system income tax credits; repeals the individual income tax credit for qualifying solar projects and the corporate and individual income tax credits for alternative energy development; and makes technical changes.	Enrolled
HB0266	Veteran Housing Amendments	DAILEJ	This bill: Requires the Utah Homeless Services Board and the Department of Veterans and Military Affairs to work in conjunction to create best practices for assisting veterans experiencing homelessness; and makes technical and conforming changes.	House/ Enrolled Bill to Printing
HB0305	Cohabitant Definition Amendments	MOSSCS	This bill: Amends the definition of cohabitant; defines terms related to the definition of cohabitant; and makes technical and conforming changes.	Failed
HB0340	Solar Power Amendments	WARDR	This bill: defines terms; creates exemptions from interconnection requirements for portable solar generation devices; establishes basic safety requirements for portable solar generation devices; and provides liability protections for electrical corporations.	Enrolled
HB0362	Homeless Rights Amendments	MILLGR	This bill: describes a homeless individual's rights, including the right to: receive equal treatment by the state and a political subdivision of the state in the same manner as any other individual; register to vote and to vote in elections; and the protection of personal information; provides that a homeless individual has a right of action against a person who violates the homeless individual's rights; and provides a statute of limitations for a homeless individual to bring a right of action against a person who violates the homeless individual's rights.	
HCR006	Concurrent Resolution Urging Changes to Federal Homelessness Regulations	CLANCT	This resolution: Urges the Department of Housing and Urban Development to implement reforms to certain federal housing assistant programs; recognizes that: state and local governments seek to fund and implement programs that are more effective than the current alternatives to reduce the number of people living on the street and include approaches and strategies that are more responsive to local priorities and circumstances; the Homeless Management Information System is costly, burdensome, and fails to meet the information and data needs of state and local governments; and block grant funding provides the state with needed discretion on how to use federal funding for direct services to the state's homeless	Passed

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			population; calls on the federal government to reform certain agency rules and federal laws to provide state and local governments greater latitude in administering homelessness; and provides for copies of the resolution to be distributed among certain federal agencies and other individuals.	
SB0023	First Home Investment Zone Amendments	HARPEWA	This bill: Modifies definitions; clarifies owner-occupancy requirements in a first home investment zone; clarifies how extraterritorial homes may be included in density and owner-occupancy requirements for a first home investment zone; and makes technical changes.	Passed
SB0055	Unauthorized Use of Real Property Amendments	BALDEH	This bill: Authorizes property owners or their agents to request assistance from the sheriff for the immediate removal of a trespasser from real property under certain conditions; requires an owner seeking removal of a trespasser, or the owner's authorized agent, to submit a complaint; specifies requirements for the complaint; provides requirements for the sheriff; authorizes a sheriff to arrest a trespasser for legal cause; provides that a sheriff is entitled to a specified fee for service of notice to vacate; authorizes the owner or agent to request that the sheriff stand by while the owner or agent takes possession of the property; authorizes the sheriff to charge a reasonable hourly rate; provides that the sheriff is not liable to any party for loss, destruction, or damage; provides that the property owner or agent is not liable to any party for the loss or destruction of, or damage to, personal property unless it was wrongfully removed; provides civil remedies; imposes criminal penalties for unlawfully detaining, occupying, or trespassing of, real property intentionally and causing a specified amount of damage; imposes criminal penalties for any person who knowingly and willfully presents a false document purporting to be a valid lease agreement, deed, or other instrument conveying real property rights; imposes criminal penalties for fraudulently listing or advertising for sale, or renting or leasing, residential real property under certain circumstances; and provides criminal penalties for committing perjury.	Enrolled
SB0152	Local Land Use Regulation Restrictions	BLOUIN	This bill: Modifies the definition of "building design element"; prohibits a municipality or county from requiring a garage on a one- or two-family dwelling; and makes technical changes.	Held in Committee
SB224	Property Tax Relief Modifications	HARPW	This bill: increases the household income limits and credit amounts allowed for a homeowner's credit and a renter's credit; and makes technical changes.	Standing Committee

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SJR 14	Joint Resolution Regarding Price Fixing In Rental Housing	Blouin	This joint resolution calls on the Utah Attorney General to join the antitrust lawsuit against RealPage and landlords engaged in alleged price-fixing actions. It highlights the U.S. Department of Justice case filed against RealPage and other landlords; outlines how the alleged collusion impacts Utah; lists the states already participating in the action; calls for a study; and urges the Utah Attorney General to join the antitrust lawsuit.	House
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Other Bills in the Works

- Building Amendments
- Community Development Projects Amendments
- Conflict of Interest Amendments
- Disclosures Amendments
- Funds Amendments
- HOA Amendments
- Home Ownership Funding Amendments
- Housing Affordability Modifications
- Housing Fee Amendments
- Inclusionary Housing Zoning
- Mental Health Access Amendments
- Mixed Income Housing Amendments
- Mowing Ordinance Amendments
- Sales Tax Amendments
- Senior Care Facility Amendments
- Senior Citizen Housing Fund Amendments
- Water Heater Emissions Amendments