



Utah League of Cities and Towns 2025 Legislative Recap

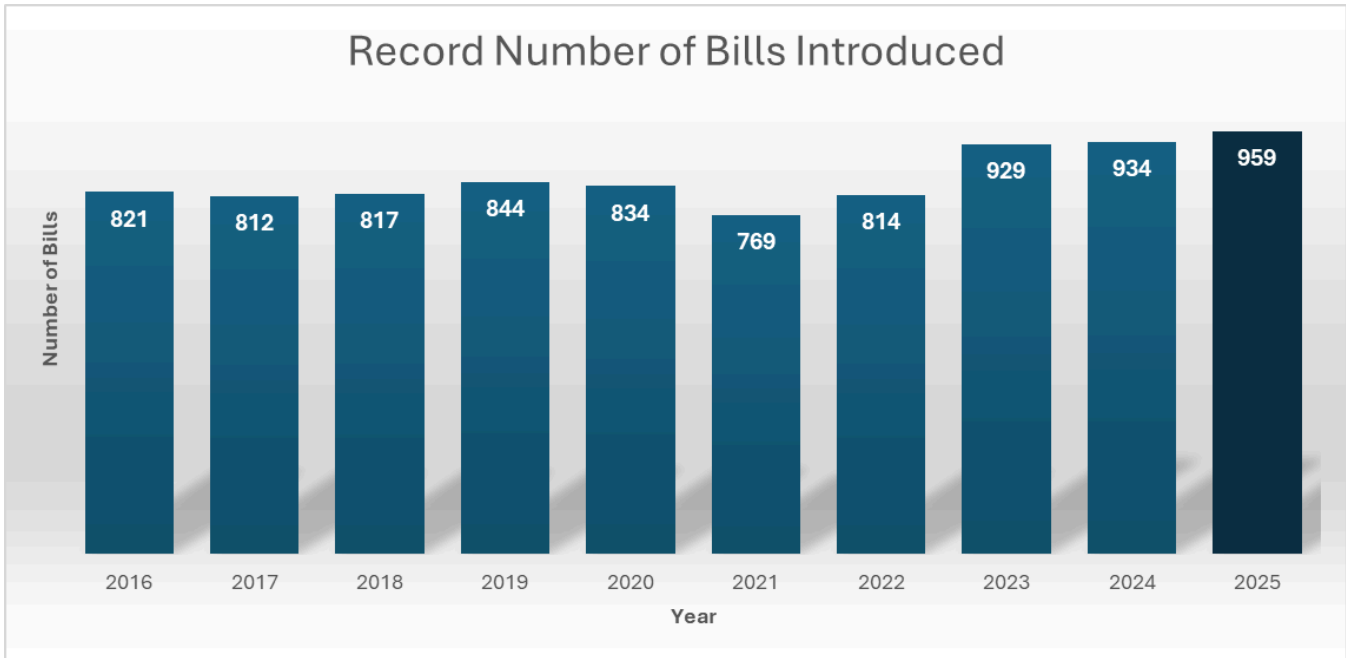
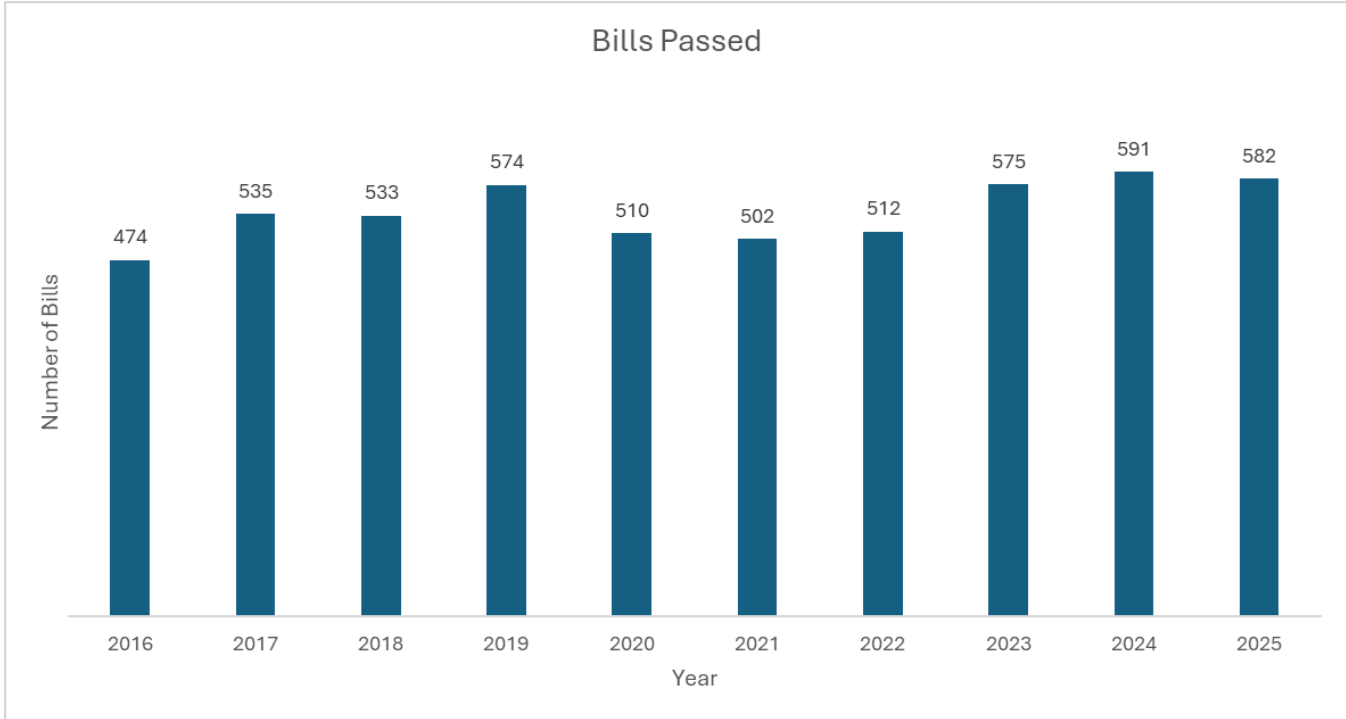
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Introduction

2025 was yet another record-breaking year for the Utah Legislature. Of the 910 bill files and 52 resolutions that were opened, 582 passed. ULCT also saw a record year, tracking 279 bills and resolutions throughout the session. Legislators passed major policy changes on topics like elections, land use, municipal broadband, housing and more.



ULCT legislative advocacy is guided by three key policy pillars: respect, collaboration, and outcomes. These informed our key messages to legislators this year, which were: “partnership, not preemption” and “the state

doesn't have a budget surplus and neither do local governments." Legislators were generally receptive to these messages and we heard more concern around local fiscal impacts and a willingness to partner with local governments to solve statewide problems.

State policy discussions are never over. Utah's 45 day legislative session increasingly feels like a year-round session. In addition to formal legislative interim meetings, groups like the Commission on Housing Affordability, Land Use Task Force, and Legislative Water Development Commission all meet extensively. We encourage members to engage with ULCT through the Legislative Policy Committee, conferences, regional events, and league communications like the Friday Facts newsletter.

Disclaimer: This document highlights key bills that ULCT tracked during the 2025 General Session and the general impacts these bills will have on municipalities. We do not and cannot capture every nuance or exception written into each law in the summaries provided here. We have links to more in-depth analyses for certain bills and may add additional information to this document if we believe clarification is necessary. These summaries can provide you with some guidance, but you should consult with your attorney if you are considering taking policy action based on new or updated sections of state code.

Quick Overview

How bills fared with ULCT Engagement. ULCT priority bills are ***bold and italicized***.

ULCT Supported Bills that Passed

Bill Number	Bill Title	Bill Sponsor
<i>HB 37</i>	<i>Utah Housing Amendments</i>	<i>James A. Dunnigan</i>
<i>HB 58</i>	<i>Building Inspector Amendments</i>	<i>Thomas W. Peterson</i>
HB 59	Fireworks Modifications	James A. Dunnigan,
HB 64	Public Official Bonding Amendments	James A. Dunnigan
HB 215	Office of Legislative Auditor General Provisions	Jefferson S. Burton
<i>HB 256</i>	<i>Municipal and County Zoning Amendments</i>	<i>R. Neil Walter</i>
<i>HB 329</i>	<i>Homeless Services Amendments</i>	<i>Tyler Clancy</i>
<i>HB 343</i>	<i>Cannabis Production Amendments</i>	<i>Paul A. Cutler</i>
<i>HB 360</i>	<i>Housing Attainability Amendments</i>	<i>Stephen L. Whyte</i>

HB 368	Local Land Use Amendments	Stephen L. Whyte
HB 379	Population Data Amendments	Stephanie Gricius
HB 421	Grazing Amendments	Logan James Monson
HB 444	Data Privacy Amendments	Jefferson Moss
HB 505	Homeless Services Revisions	Steve Eliason
HCR 14	House Concurrent Resolution Supporting Streamlining Utah Housing Policies	Stephen L. Whyte
SB 23	First Home Investment Zone Amendments	Wayne A. Harper
SB 30	Forest Fire Resources Compact Amendments	Derrin R. Owens
SB 95	Truth in Taxation Amendments	Heidi Balderree
SB 96	Advanced Air Mobility Amendments	Wayne A. Harper
SB 181	Housing Affordability Amendments	Lincoln Fillmore
SB 215	Emergency Medical Services Modifications	Derrin R. Owens
SB 262	Housing Affordability Modifications	Lincoln Fillmore
SB 277	Government Records Management Amendments	Michael K. McKell
SB 280	Retail Facility Amendments	Evan J. Vickers

ULCT Opposed Bills that Failed

Bill Number	Bill Title	Bill Sponsor
HB 45	Irrigation Amendments	Rex P. Shipp
HB 88	Housing Policy Amendments	Raymond P. Ward
HB 90	Zoning Amendments	Raymond P. Ward
HB 118	Homelessness Revisions	Nelson T. Abbott
HB 291	Mayoral Recall Election Amendments	Nelson T. Abbott

HB 398	Auxiliary Housing Amendments	Steve Eliason
HB 433	Agritourism Building Amendments	Mike L. Kohler
HB 451	Judicial Election Amendments	Jason B. Kyle
HB 454	Local Government Fees Modifications	Karen M. Peterson
HB 511	Property Tax Revenue Increase Amendments	Tiara Auxier
HB 512	Judicial Retention Changes	Karianne Lisonbee
SB 56	Municipal Governance Modifications	Keith Grover
SB 152	Local Land Use Regulation Restrictions	Nate Blouin
SB 211	Municipal Land Use Exemption Amendments	Todd D. Weiler
SB 310	Transportation Utility Fee Amendments	Brady Brammer
SB 322	Municipality Annexation and Incorporation Amendments	Calvin R. Musselman

ULCT Opposed Bills that Passed

Bill Number	Bill Title	Bill Sponsor
HB 77	Flag Display Amendments	Trevor Lee
HB 109	Municipal Election Amendments	Nelson T. Abbott
HB 355	Mining and Critical Infrastructure Materials Amendments	Casey Snider
HB 422	Municipality Regulation of Open House Amendments	R. Neil Walter
HB 465	Public Safety Amendments	Casey Snider
HB 550	Building Permit Fee Prohibition Amendments	Thomas W. Peterson
SB 154	Legislative Audit Amendments	Brady Brammer
SB 165	Municipal Broadband Service Amendments	Lincoln Fillmore
SB 340	Protected Person Amendments	Don L. Ipson
SJR 4	Joint Resolution Amending Court Rules on Attorney Confidentiality	Brady Brammer

Key Themes of the 2025 General Session

Partnership, not preemption

Proposals to preempt local government are nothing new. The tug of war over who should be responsible for decision making has, however, escalated in recent years. This is evidenced by the ever growing number of bills that ULCT tracks each year. ULCT saw hostile proposals (some drafted publicly, others never saw daylight) to usurp local government on issues ranging from tax policy to land use to political speech. Fortunately, most of these hostile proposals were either defeated or replaced with collaborative alternatives. For example HB 88 and HB 90 (Rep. Ward) would have significantly scaled back municipal zoning authority over accessory dwelling units and residential lots sizes. Both of these bills failed to advance out of the Political Subdivisions committee. Instead, HB 37 created a homeownership submenu within the moderate income housing plan framework. The strategies in this submenu ask local governments to do more work, but reward them with more tools to ensure ownership and affordability outcomes.

The push for legislators to consider preemptive policies is already underway in the 2025 interim. State lawmakers were willing to prioritize collaboration over preemptive approaches largely because of examples where cities and towns had proactively worked to address state concerns. It is critical that local governments continue to work in partnership with state leaders.

Transportation Utility Fees remain unsettled

This year Rep. Karen Peterson and Sen. Brady Brammer both opened bills regarding transportation utility fees (TUF). For context, the Utah Supreme Court upheld the TUF as a legitimate fee in *Sage Inc. v. Pleasant Grove* but stopped short of addressing whether the methodology for establishing the fee was reasonable. Rep. Peterson's bill would have codified the fee while creating specific study requirements for local governments to follow when determining rates. The bill was similar to HB 367 from the 2024 General Session with some additional requirements around the required studies and use methodology. Sen. Brammer's bill, on the other hand, would have exempted certain users (religious non-profit organization) from paying the fee. ULCT opposed this change, because one of the central premises of fees is that all users are responsible for paying for how they use the service. The House held to the principle that all users should be responsible for paying the fee while the Senate narrowly passed the bill carving out religious organizations from the fee. In the end both bills failed.

ULCT expects vigorous conversations around the issue to persist over the interim. In the meantime, the Utah Supreme Court decision is still the law of the land on transportation utility fees. The Court upheld the authority of cities to impose the fee but was silent about what type of process would be reasonable.

If your city is considering imposing a transportation utility fee in 2025 or beyond, please contact ULCT staff beforehand. HB 454 as originally drafted provides somewhat of a legal and political "safe harbor"

for the process of how to impose a transportation utility fee and we strongly encourage you to follow that framework in your use studies, methodology, and public process.

By extension, HB 454 also contemplated restricting the use of general fees for broadband or public safety with some specific exceptions. As such, HB 454 is the opposite of a “safe harbor” for those types of fees. If your city is considering or currently utilizes either of those types of fees, please contact ULCT staff.

Key Bills Passed by Topic

We have included highlights from the most crucial legislation from the session below. These bills are noteworthy changes in policy and may require potential action. Be aware that some bills not included below passed and may impact your municipality. We encourage you to review [the complete list of passed bills here](#). The bills included below are organized topically. If a bill applies to multiple subject areas, it will be sorted into its most prominent subject area.

Administration

HB 25 Retirement Amendments (C. Acton)

ULCT Position: *Neutral*

Action Required

Legislative Intent: This bill increases employee records retention timelines and modifies Utah Retirement Systems withdrawal requirements.

Local Impact: Utah Retirement System-participating employers are now required to retain employee records supporting service lengths for four years instead of three. The bill also adds an additional requirement for employers seeking to withdraw from the Utah Retirement System. Employers seeking to withdraw must now perform an actuarial analysis of the impact their withdrawal would have on other employers in the system and provide financial production for those employers.

Effective Date: July 1, 2025

HB 64 Public Official Bonding Amendments (J. Dunnigan)

ULCT Position: *Support*

Action Required (for some)

Legislative Intent: This bill seeks to codify existing practices regarding public officials and bonds.

Local Impact: The bill eliminates the option for public officials to have a bond and requires them to obtain crime insurance instead. It outlines the requirements and consequences of crime insurance. Since bonds are no longer an option for public officials the bill repeals the code sections dealing with bonds. Most municipalities already use crime insurance over a surety bond, so this will only affect some who have not obtained crime insurance. Your municipality will need to obtain crime insurance by May 7, 2025 if it has not already.

Effective Date: May 7, 2025

HB 77 Flag Display Amendments (T. Lee)

ULCT Position: *Oppose*

Review Policies for Compliance

Legislative Intent: This bill seeks to regulate what flags may and may not be displayed on government property (including schools).

Local Impact: The bill prohibits a government entity or employee of a government entity from displaying a flag on government property, except for certain exempted flags. If there is a violation of this law, the state auditor must give the entity notice of the violations and an opportunity to cure which may not exceed 30 days. If the violation is not cured the auditor must impose a fine of \$500 per day. An entity may appeal to the court for judicial review of the determination and the court must determine whether the fine is “clearly erroneous”.

Effective Date: May 7, 2025

HB 139 Government Accounting Amendments (A. Loubet)

ULCT Position: *Monitor*

Action Required

Legislative Intent: This bill clarifies a political subdivision's annual financial report.

Local Impact: The bill requires the state auditor to develop a financial certification form, in consultation with stakeholders that represent the interests of local government, and follow accounting industry best practices. For an annual financial report of a political subdivision to be complete, the chief administrative officer and the chief financial officer must ensure that the report includes the financial certification form developed by the state auditor.

Effective Date: May 7, 2025

HB 176 County Classification Amendments (W. Brooks)

ULCT Position: *Monitor*

Legislative Intent: This bill changes population classification thresholds for counties.

Local Impact: The bill changes the definition of a county of the first class to include a population of at least 1,150,000, a county of the second class to include a population between 260,000 and 1,150,000, a county of the third class to include a population between 40,000 and 260,000, a county of the fourth class to include a population between 12,000 and 40,000, a county of the fifth class to include a population between 5,000 and 12,000, and a county of the sixth class to include a population less than 5,000. The bill changes definitions to include or exclude counties of certain classes. Washington is the only county believed to be immediately impacted by the change.

Effective Date: July 1, 2025

HB 307 Wildfire Funding Amendments (C. Snider)

ULCT Position: *Neutral*

Legislative Intent: This bill addresses wildfires by redirecting funding and establishing preparedness plans.

Local Impact: The bill merges funds into the Utah Wildfire Fund. It outlines what the fund must consist of and the responsibilities of the state treasurer. The bill allows the Division of Forestry, Fire, and State Lands to establish criteria for community wildfire preparedness plans addressing the wildland-urban interface. It requires the division to administer the fund to pay wildfire costs on state lands, or if delegated fire management authority, on private land located in an unincorporated area.

Effective Date: July 1, 2025

HB 444 Data Privacy Amendments (J. Moss)

ULCT Position: *Support*

Action Required

Legislative Intent: This bill intends to clean up the 2024 legislation (HB491) and modify the requirements for state and local governments' use of private data.

Local Impact: This bill clarifies the Government Data Privacy Act from 2024. The bill defines a chief administrative officer and requires the entity to identify who the chief administrative officer is and subsequent records officers are for the local government. Be aware that the title Chief Administrative Officer may be, and often is, different from the local government's Chief Administrative Officer - They do not need to be the same individuals. For purposes of this summary, we will title the CAO in the bill as the Records CAO. The bill requires that the municipality report to the state archives the names of those who have been identified as the Records CAO and the Records Officers. The bill adds one member representing cities to the Privacy Committee based on certain criteria. It requires the governmental entity to initiate a privacy program before December 2025 (if your municipality hasn't already). To "initiate" the privacy program, a municipality simply needs to file the report required by the municipality. After that, they will be held to a standard ultimately set by themselves to improve the privacy controls within the system. It changes annual reporting to December and pushes contractor contract requirements to 2026. It requires annual privacy training to all employees who handle or could handle personally identifiable information. It does not require contractors to do privacy training. It requires reporting the municipality's compliance with privacy training. Except in certain law enforcement related circumstances, it requires the municipality to provide notice to the individual(s) that the entity is obtaining personally identifiable information from. This bill also establishes mechanisms to request an extension or exemption from compliance with any of the requirements under the law, which is then reported at each privacy commission meeting.

Effective Date: May 7, 2025 (but note that certain portions of the bill has future compliance dates)

SB 20 Utah Retirement Systems Amendments (W. Harper) - Failed

ULCT Position: *Neutral*

Legislative Intent: This bill sought to give employers an additional option regarding retirement systems.

Local Impact: The bill would have granted Utah Retirement Systems participating employers the option to pick up the employee member contribution in addition to the required employer contribution. This option

would have only been available if the employer contributed the same compensation percentage to tier two hybrid employees.

Effective Date: N/A – did not pass

SB 277 Government Records Management Amendments (M. McKell)

ULCT Position: *Support*

Legislative Intent: This bill seeks to make the government records appeal process more streamlined and efficient, and produce more legally reliable decisions.

Local Impact: This bill repeals the State Records Committee and replaces it with an administrative law judge appointed by the Governor to a four-year term. The ALJ must be an attorney in good standing and meet certain qualifications. The bill also establishes a periodic review process every two years, starting in 2027, that evaluates the performance of the ALJ. The ALJ may only be removed upon a showing of good cause. We supported this bill because we believe it will produce more legally sound decisions without risking bias to either party of the appeal.

Effective Date: May 7, 2025

SJR 4 Joint Resolution Amending Court Rules on Attorney Confidentiality (B. Brammer)

ULCT Position: *Oppose*

Legislative Intent: This joint resolution intends to preserve the attorney client privilege and work product privilege after confidential information is given to OLAG based on a legislative audit.

Local Impact: The resolution provides clarifying language that a municipality does not waive the attorney client privilege or work-product privileges if privileged documents are given to OLAG as part of a legislative audit.

Effective Date: May 7, 2025

Elections

HB 109 Municipal Election Amendments (N. Abbott)

ULCT Position: *Oppose*

Legislative Intent: The bill outlines the municipal council's power to dismiss a municipal manager.

Local Impact: During an interim vacancy period, the bill prohibits a council from adopting an ordinance establishing a procedure for a manager's dismissal that is more restrictive than the procedure applicable when the manager was appointed.

Effective Date: May 7, 2025

HB 300 Amendments to Election Law (J. Burton)

ULCT Position: *Neutral*

Legislative Intent: To clarify vote by mail deadlines and security.

Local Impact: The provisions of HB300 will be implemented during various timelines over the next few years. Beginning in 2025, ballots must be received by the election officer, or deposited in a ballot or drop box, before 8:00 p.m. on Election Day. Ballots are mailed to all active voters, unless a voter requests not to receive a ballot by mail and indicates they will vote in person on a voter registration form.

From 2026 - 2029, all voter registration forms will give the voter an option to mark that they would like to continue to receive a ballot by mail, or they would like to vote in person. Voters will begin providing the last four digits of their driver license (DL), or state ID with their signature on their ballot envelope. If a voter does not have those forms of ID there are other items they can provide along with their signature. A ballot can still be counted if the signature matches during this time, even if the voter does not provide the last four digits from their ID.

After 2029, ballots will only be mailed to a voter who has requested to receive their ballot by mail during the previous eight years. Returned ballots must include the last four digits of the DL or state ID. A photocopy of certain other forms will also be counted. Because the 2029 deadline is so far away there is a possibility that these provisions will be clarified in upcoming sessions.

Effective Date: May 7, 2025

HB 504 Financial and Conflict of Interest Disclosures by Candidates Amendments (L. Shepherd)

Action Required

ULCT Position: *Neutral*

Legislative Intent: The bill requires candidates to file conflict of interest forms.

Local Impact: The bill requires candidates for municipal office to file a conflict of interest disclosure form when declaring candidacy. The form is not required if the candidate is an incumbent and filed the form earlier that year. The incumbent must verify that the information on their form is current. The conflict of

interest forms are required to be displayed online. The bill requires candidates looking to fill a midterm vacancy to file a conflict of interest disclosure form three days before the meeting to interview candidates. The bill also updates portions of the conflict of interest form clarifying that the employment information of a spouse, or other adult living in the officeholder's household only needs to be disclosed if the officeholder believes it could constitute a conflict of interest. If an officeholder or their spouse is an "at risk government employee" as defined in 63G-2-303(1)(a) the information may be redacted before it is made public..

Effective Date: May 7, 2025

General Government

HB 343 Cannabis Production Amendments (P. Cutler)

ULCT Position: *Support*

Legislative Intent: This bill addresses odor concerns with cannabis production establishments.

Local Impact: The bill requires an individual applying for a cannabis production establishment license located in an industrial zone to submit a proposed operating plan to reduce odor. The bill requires the Department of Agriculture and Food to report to the Medical Cannabis Government Structure Groups about objectionable odor control for cannabis production establishments. It requires the department to work with an establishment to monitor odor emitted and consult with each county and municipality that has an establishment regarding standards for the amount of odor. The bill allows money deposited into the Qualified Patient Fund to be used by the Department of Agriculture and Food for a one-time purchase of equipment.

Effective Date: May 7, 2025

HB 379 Population Data Amendments (S. Gricius)

ULCT Position: *Support*

Legislative Intent: This bill clarifies the process for collecting population data.

Local Impact: The bill clarifies that Utah Population Committee (UPC) population estimates are to be used as the basis in formulas for state funding distributions to local governments. It requires UPC to provide annual sub-county estimates. Census Bureau estimates will continue to be used when UPC estimates are unavailable or federally required. The bill allows UPC to request information from local governments to perform their duties. Local governments are required to comply if the information can be reasonably obtained and enter into an agreement with UPC to share data.

Effective Date: May 7, 2025 (7/1/2025 for certain provisions)

HB 421 Grazing Amendments (L. Monson)

ULCT Position: *Support*

Legislative Intent: This bill addresses obtaining grazing permits.

Local Impact: This bill requires the Division of Wildlife Resources to obtain approval from a municipality or county, the Department of Natural Resources, and the Department of Agriculture and Food, before purchasing or acquiring a grazing permit. If a request to purchase or acquire a grazing permit is not denied after 60 days the division may consider the request approved. The bill clarifies that a municipality's decision to approve or deny a grazing permit is not considered a land use decision subject to Title 10, Chapter 9a, Municipal Land Use, Development, and Management Act.

Effective Date: May 7, 2025

HB 422 Municipal Regulation of Open House Amendments (N. Walter)

ULCT Position: *Oppose*

Legislative Intent: The bill prohibits a municipality from regulating an open house differently than a residential use.

Local Impact: The bill defines an open house as an event held by a homeowner to showcase a home, including the outdoor landscaping around the home. It restricts the governing body of a municipality from regulating an open house differently than a residential use. Any ordinance regulating an open house differently than a residential use is void. Cities may still enforce broadly applicable parking, noise, or other neighborhood impact mitigation policies.

Effective Date: May 7, 2025

HB 456 Transient Room Tax Amendments (B. Bolinder)

ULCT Position: *Neutral*

Legislative Intent: The bill increases the state transient room tax levy and mitigates counties tourism burdens.

Local Impact: The bill increases the state Transient Room Tax (TRT) from 0.32 to 1.07, except in Salt Lake County where it increased to 1.32. The bill grants more ability to mitigate tourism with non-promotion money for the county TRT. The bill allows counties to contract with cities. It states that a city highly impacted by tourism (a city where more than 50% of the total county TRT is generated) shall have a seat on that county's tourism advisory board.

Effective Date: July 1, 2025

HB 542 Economic Development Amendments (J. Hawkins)

ULCT Position: *Neutral*

Legislative Intent: This bill increases the responsibilities of the Governor's Office of Economic Development.

Local Impact: The bill ends the Unified Economic Opportunity Commission (UEOC). The Commission on Housing Affordability will continue to operate separately from the UEOC. The bill requires the Governor's Office of Economic Opportunity to be responsible for the economic development strategy, including consistency with state water policy, population growth, rural needs, and technical changes to the Utah Broadband Center.

Effective Date: July 1, 2025

HB 551 Elected Official Publicity Amendments (J. Kyle)

ULCT Position: *Neutral*

Legislative Intent: The bill restricts public officials from using public funds for advertising purposes.

Local Impact: The bill prohibits a public official from making an expenditure from public funds for a billboard or mass communication that includes an image of the public official and is displayed less than 60 calendar days before the date of any caucus, political convention, or election at which the public official is a candidate for elective office. The bill outlines the conditions when a public official may make an expenditure from public funds for mass communication.

Effective Date: May 7, 2025

SB 67 Local Option Sales Tax Amendments (D. Owens) - Failed

ULCT Position: Support

Legislative Intent: This bill sought to help communities in rural counties with significant tourism who provide emergency services outside of the boundaries by authorizing a limited local imposition of the emergency medical services tax.

Local Impact: The bill allowed certain municipal governments to impose an emergency services sales tax. This only applied to small cities in a second-class county with one national park and two state parks that provide emergency services outside of the service area. Up to 0.33% of the tax can be imposed by vote of the legislative body, and up to 1% of the tax can be imposed with ballot approval. The tax cannot be imposed in a special service district area that currently imposes the tax.

Effective Date: N/A – did not pass

SB 95 Truth in Taxation Amendments (H. Balderee)

ULCT Position: Support

Legislative Intent: This bill aligns the definitions of meeting with the existing code.

Local Impact: This bill aligns the definition of “meeting” for the purposes of a truth in taxation hearing with the definition of “meeting” in the Open and Public Meetings Act. It further stipulates that a local government must maintain a quorum during truth in taxation hearings.

Effective Date: May 7, 2025 (retrospective to January 1, 2025)

SB 154 Legislative Audit Amendments (B. Brammer)

ULCT Position: Oppose

Legislative Intent: This purpose of this bill is to address situations where governmental entities subject to an audit by the Office of the Legislative Auditor General (OLAG) are using the attorney client privilege or attorney work product privilege to improperly stop OLAG from obtaining non-privileged documents.

Local Impact: This bill permits OLAG to challenge governmental entities’ determination of privilege during a legislative audit. If privilege is challenged by OLAG, the bill provides that a municipality must pick one arbitrator from the list of three provided by OLAG and to make the selection within three business days. If the municipality does not select an arbitrator from the list within three business days, OLAG will have the opportunity to pick one from the list. The cost of the arbitrator will be paid equally by both parties unless the arbitrator finds that the municipality acted in bad faith, then the municipality is required to pay the full cost of the arbitrator. The arbitrator is not permitted to share privileged information and all information must be reviewed privately. We encourage municipalities to use the attorney client privilege and work product privilege appropriately such that there would be no ambiguity as to whether there is a privileged document.

Effective Date: May 7, 2025

SB 217 Recycling and Waste Amendments (W. Harper)

ULCT Position: Neutral

Legislative Intent: The bill addresses concerns about proper waste disposal.

Local Impact: The bill requires the Department of Environmental Quality to develop a public education program to promote community waste collection events and recycling programs. Local governments hosting community collection events may submit information on those events for the department to publish on their website.

Effective Date: May 7, 2025 (certain provisions July 1, 2026)

SB 250 Community Development Modifications (K. Cullimore)

ULCT Position: *Neutral*

Legislative Intent: This bill reallocates funding to promote homeownership.

Local Impact: The bill authorizes the Utah Inland Port Authority to provide tax increment revenue from a project area to a non-profit housing fund to assist low-income individuals and families achieve home ownership within a 15-mile radius of the project area that generated the general differential revenue. It allows a community reinvestment agency to pay any portion of the agency's housing allocation to a nonprofit housing fund to assist low-income individuals and families achieve home ownership. It requires a participation agreement between an agency and a participant to include a provision outlining that the agency can use funds that would otherwise be provided to the participant to pay the participant's delinquent property or privilege tax or resolve a political subdivision lien against the participant. It requires an agency to confirm with a county commissioner that a participant is not delinquent on property or privilege taxes or is subject to a political subdivision lien. It authorizes a county treasurer to use funding that would otherwise be distributed to a participant to pay the participant's delinquent property or privilege taxes or political subdivision lien.

Effective Date: May 7, 2025

SB 255 Line-of-Duty Death Benefit Amendments (D. R. Owens)

ULCT Position: *Neutral*

Legislative Intent: This bill includes additional benefits for the family of an employee who died in the line of duty.

Local Impact: The bill adds dental and vision benefits to the list of benefits available to the spouse and surviving children of a public safety employee or fire service employee who died in the line of duty if the employer offered benefits to the employee. The bill prohibits employers from requiring a surviving spouse to pay premium costs or make HSA contributions as a condition of receiving coverage. It removes the 12-month waiting period for accessing funds from the Local Public Safety and Firefighter Surviving Spouse Trust Fund to pay for the surviving spouse's and children's benefits.

Effective Date: May 7, 2025

SB 280 Retail Facility Amendments (E. Vickers)

ULCT Position: Support

Legislative Intent: The bill clarifies the restrictions on retail incentives.

Local Impact: SB 280 makes several technical cleanup changes from HB 151 (2021 session). The bill defines moderate income housing as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the housing is located. The bill expands the proximity for the mixed use infrastructure exception from housing being developed on site to housing being included within a ¼ mile radius of retail incentive recipients. The bill clarifies that nothing in the code prohibits a public entity from making an expenditure for public facilities, including municipal power and natural gas facilities. Finally, the bill reorganizes many of the exceptions to make the statute more readable.

Effective Date: May 7, 2025

SB 295 Property Tax Modifications (D. McCay)

ULCT Position: Neutral

Legislative Intent: This bill allows a property taxing entity who reduces their budget in a given year to return to that amount without going through truth in taxation for up to five years.

Local Impact: If a property taxing entity chooses to reduce their budget below the previous year's budgeted amount, they may return to that initial year amount without going through truth in taxation for a period of up to five years. This formula excludes new growth revenue. The bill also shifts funds from the Property Tax Valuation Fund to the Multicounty Appraisal Trust. The funding will serve the same purpose, but will be managed by a different entity.

Effective Date: May 7, 2025 (certain provisions are retrospective beginning January 1, 2025, and others are delayed until January 1, 2026)

SB 314 Special District Modifications (K. Cullimore)

ULCT Position: Neutral

Legislative Intent: This bill clarifies practices regarding special district appointments and alternates.

Local Impact: The bill outlines the situations in which a municipal or county legislative body may appoint a member of the municipality's or the county's legislative body to act as an alternate member of the municipal services district board of trustees or to serve in place of the regular board member selected during any period when the regular board member is absent, unable, or refuses to act as a member of the municipal services district board of trustees. The bill adds that an area outside the boundaries of a special district that is annexed or added to a municipality by a boundary adjustment is automatically annexed to the special district if the special district is located in a county of the first class.

Effective Date: May 7, 2025

SB 333 Major Sporting Event Venue Financing Amendments (J. Stevenson)

ULCT Position: *Neutral*

Legislative Intent: This bill creates Major Sporting Event Venue Zones.

Local Impact: The bill allows a municipality or county with a qualifying Major Sporting Event Venue (i.e., a 2034 Olympic Venue) to create a Major Sporting Event Venue Zone (MSEVZ) following approval from a state-appointed committee. The creating entity is granted authority to capture property and sales tax increment within the Zone for 25 to 40 years and may also impose a resort communities tax and an additional resort communities tax within the zones. Revenues can be used for developing or renovating a major sporting event venue, constructing related public infrastructure, mitigating impacts on local services and repaying bonds.

Effective Date: January 1, 2026

SB 336 Utah Fairpark Area Investment and Restoration District Modifications (S. Sandall)

ULCT Position: *Neutral*

Legislative Intent: This bill modifies provisions relating to the Utah Fairpark Area Investment and Restoration District to promote the construction of a professional sports stadium in the district.

Local Impact: The bill expands permissible uses for land leased by the Fairpark district. It expands what accommodations and services the Fairpark district accommodations tax can be imposed upon. It outlines processes for adding land owned by a qualifying owner to the fairpark district boundary. It allows a property infrastructure district (PID) created by the fairpark district to levy a property tax for the operations and maintenance of the PID's improvements, subject to a maximum rate of .015. It allows a PID created by the fairpark district to pay for the cost of the development and construction of a qualified stadium and pay for the cost of public infrastructure and improvements. It expands what the fairpark districts can use its funds for and changes the requirements that fairpark district board members must follow. It requires a host municipality to be paid a minimum of 25% of enhanced property tax revenue generated by a property tax imposed by the host municipality to reimburse them for services they provide, with the exact amount to be determined in an agreement between the host municipality and the fairpark district. It allocates at least 10% of the Outdoor Adventure Infrastructure Restricted Account to the fairpark district. It includes the fairpark district in the Governor's Office of Economic Opportunity's definition of a "qualified jurisdiction".

Effective Date: May 7, 2025 (certain provisions July 1, 2025)

Infrastructure

HB 249 Nuclear Power Amendments (C. Albrecht)

ULCT Position: *Neutral*

Legislative Intent: This bill establishes the Utah Energy Council and the creation of Electrical Energy Development Zones

Local Impact: The bill allows Electrical Energy Development Zones (EEDZ) to be created by municipalities, counties, or state land authorities within their jurisdictions and requires them to enter into agreements with the Utah Energy Council outlining responsibilities for each energy project development. It prohibits local governments from offering financial incentives for baseload energy projects outside of designated zones with limited exceptions. It also establishes a process for distributing increased property tax revenue generated within an EEDZ, requiring a portion to be allocated to the state's investment fund and the remainder to local governments, which must use at least 10% of their share for affordable housing and the rest for mitigating the impacts of energy development.

Effective Date: May 7, 2025

HB 290 Bicycle Lane Safety Amendments (V. Mauga)

Action Required

ULCT Position: *Neutral*

Legislative Intent: This bill establishes provisions to increase bicycle lane safety.

Local Impact: HB 290 prohibits a person operating a motor vehicle from driving in a bike lane unless they are turning, responding to cones or other traffic control devices, or emergency conditions. This does not apply to authorized emergency vehicles, snow plows, school buses, postal service vehicles, or other vehicles providing municipal services. If highway authorities obstruct a bicycle lane for highway maintenance, they must take reasonable action to utilize adjacent space to the bicycle lane, minimize obstruction to the bike lane or provide for an alternate route. The bill also makes obstruction of a sidewalk an infraction.

Effective Date: May 7, 2025

SB 23 First Home Investment Zone Amendments (W. Harper)

ULCT Position: *Support*

Legislative Intent: The bill makes technical corrections to the First Home Investment Zones (FHIZ).

Local Impact: The bill changes the definition of affordable housing for owner-occupied units to include housing priced at 80% of the county median home price or if the zip code median home price if that deviates significantly from the county median. The bill excludes parks, recreation facilities, open space, trails, publicly-owned roadway facilities, and other public facilities from the definition of developable area, making the density thresholds more feasible. The bill also requires that 50% of units be owner-occupied within the 51% of the developable area that is required to meet a 30 unit-per-acre minimum. It changes the requirements for extraterritorial homes to count towards the required density and owner occupancy of the

FHIZ. The sum of extraterritorial homes and total number of homes in the FHIZ is divided by 51% of the developable acres as opposed to 100% of developable acres within the FHIZ.

Effective Date: May 7, 2025

SB 26 Housing and Transit Reinvestment Zone Amendments (W. Harper)

ULCT Position: *Neutral*

Legislative Intent: This bill makes technical changes to the Housing and Transit Reinvestment Zone (HTRZ) affordable housing definitions, creates a Convention Center Reinvestment Zone (specialized HTRZ for convention center rehabilitation), and authorizes a specialized PID for the Salt Palace Convention Center.

Local Impact: The bill authorizes the creation of a specialized public infrastructure district (a "convention center public infrastructure district"). The approval process is similar to other PIDs, but this has more specific response parameters for the creating entity. The Convention center public infrastructure district may only be established within a ½ mile radius of the convention center. Both the city and county mayor (or their respective designees) have seats on the PID board. The bill also authorizes the creation of a specialized HTRZ (a "convention center reinvestment zone") with specific parameters for creation in Salt Lake City. The bill further details the convention center reinvestment zones' applicability, requirements, and spending. For a convention center reinvestment zone in a city other than a capital city, revenue from the property tax and sales and use tax increment may be distributed directly to the municipality or public infrastructure district. The bill requires the Governor's Office of Economic Opportunity to provide a proposal for a convention center reinvestment zone to the housing and transit reinvestment zone committee, after consulting with and giving notice to the related eligible municipality and county. The bill allows a municipality or a public infrastructure district to receive and use the property tax increment and the convention center reinvestment zone funds for a convention center reinvestment zone that is not within a capital city. The bill requires a municipality that is a capital city to approve one or more public infrastructure district petitions within the convention center reinvestment zone. The funds may be used to pay all or any portion of debt incurred by the public infrastructure district.

Effective Date: May 7, 2025 (certain provisions Jan 1, 2026)

SB 96 Advanced Air Mobility Amendments (W. Harper)

ULCT Position: *Support*

Legislative Intent: This bill tasks the Utah Department of Transportation with creating a community outreach and public education campaign about advanced air mobility and an advanced air mobility toolkit for local governments.

Local Impact: The bill requires the Department of Transportation to conduct a community outreach and public education campaign to educate the public on advanced air mobility, provide opportunities to observe real world demonstrations, coordinate with industry leaders, and provide information on how advanced air mobility impacts communities. The bill requires the department to develop a toolkit for local governments to address advanced air mobility, regularly maintain and update the toolkit, and make the toolkit publically

available on the department's website. The department can not require a political subdivision to adopt or implement any portion of the advanced air mobility toolkit.

Effective Date: May 7, 2025

SB 165 Municipal Broadband Service Amendments (L. Fillmore)

ULCT Position: *Oppose*

Legislative Intent: This bill requires voter approval for revenue bonds related to broadband services.

Local Impact: The bill subjects a municipal broadband service to certain provisions in the Municipal Cable Television and Public Telecommunications Services Act. Municipalities that have existing broadband service are grandfathered from certain provisions. It requires voter approval for revenue bonds that fund municipal broadband infrastructure unless certain requirements are met.

Effective Date: May 7, 2025

SB 174 Transit and Transportation Governance Amendments (W. Harper)

ULCT Position: *Neutral*

Legislative Intent: This bill modifies the responsibilities of the Utah Transit Authority (UTA) Board of Trustees.

Local Impact: This bill clarifies responsibilities of the UTA Board of Trustees and Executive Director. It modifies UTA's strategic planning requirement to include more local government stakeholders and incorporate 5-, 10-, and 20-year planning time horizons. The financial threshold for which expenses must be approved by the board was increased from \$200,000 to \$250,000. The UTA Executive Director must now annually submit a report to the Transportation Interim Committee detailing free and reduced fare programs.

Effective Date: May 7, 2025

SB 195 Transportation Amendments (W. Harper)

Action Required

ULCT Position: *Neutral*

Legislative Intent: This bill increases safe, effective transportation.

Local Impact: The bill requires a municipality to provide transportation connectivity plans and station area plans. The bill creates a traffic mobility plan for Salt Lake City. It requires the Utah Department of Transportation, with Salt Lake City, to conduct a mobility and environmental impact analysis study on highway reduction strategies in Salt Lake City, going back to 2015 and through 2035. The study must go before the Transportation Interim Committee by October 2025. It restricts highway reduction strategy projects on arterial and collector highways if the projects are not part of an improved mobility plan. Highway reduction strategies with Salt Lake City are repealed in July 2029.

Effective Date: May 7, 2025 (certain provisions take effect July 1, 2025)

SB 241 Limited Purpose Local Government Amendments (J. Stevenson)

ULCT Position: Neutral

Legislative Intent: The bill changes provisions relating to special districts and public infrastructure districts.

Local Impact: This bill permits a local entity to levy and enforce an assessment against property owned by the federal government or a public agency if the federal government or public agency consents in writing. It provides that a property owner's special district may pledge the revenue collected from a fee toward the payment of a general obligation bond. If a property owner district receives consent to issue an obligation bond, consent is valid for 10 years. The bill allows an eligible basic special district to create a separate public infrastructure district. Consent or signatures from surface property owners within an applicable area are not required if the ownership interest within the applicable area is limited to an easement, a right-of-way, or a public improvement, utility improvement, or related improvement. The bill addresses the process for filling public infrastructure district board districts. It modifies the annexation of property to, or withdrawal of property from, a public infrastructure district. It establishes that no private person or public entity can receive funds from any portion of a public infrastructure district's property tax revenue without a resolution authorizing funds.

Effective Date: May 7, 2025

Land Use

HB 37 Utah Housing Amendments (J. Dunnigan)

ULCT Position: *Support*

Legislative Intent: This bill creates an optional homeownership submenu within Moderate Income Housing Plans, authorizes an optional density bonus tool, and requires the creation of a state housing plan.

Local Impact: This bill was a product of the Political Subdivisions Interim Committee in response to the legislative audit on housing policy. HB 37 designates several existing and new strategies as a homeownership submenu. These strategies are more concrete and specific than other strategies (e.g., adopting a first home investment zone or a home ownership promotion zone) but each of the strategies counts as three other strategies. Additionally, if a city or county chooses these items, they are provided with MIHP compliance for the base year plus two subsequent years. The bill creates two new strategies within this submenu: the affordable home ownership density bonus for multifamily residential units and the affordable home ownership density bonus for single family units. The multifamily density bonus applies to density bonuses granting greater than 20 units/acre. The single family density bonus applies to programs providing at least six units/acre in areas zoned for less or 0.5 units/acre more than base zoning allows in areas already zoned at least six units/acre. In exchange for providing these density bonuses cities may adopt requirements for ownership and affordability. Cities are encouraged to work with development partners to identify what densities would provide meaningful private sector incentives and what affordability/ownership requirements are feasible. The bill also requires the Governor's Office of Planning and Budget to develop a state housing plan by December 31, 2025.

Effective Date: May 7, 2025

HB 44 Private Airport Notice Amendments (M. Ballard)

ULCT Position: *Neutral*

Legislative Intent: This bill creates noticing requirements for municipalities that have a private airport within their boundaries if the Utah Department of Transportation determines the private airport to be significant.

Local Impact: This bill creates a process for certain private airports to be designated as significant by the Utah Department of Transportation (UDOT). Private airports are only eligible if they are registered with the Federal Aviation Administration (FAA), appear on FAA-published aeronautical charts, and have significant infrastructure (this could include fuel facilities, paved runway, lighting, or more than 20 based aircraft). Qualifying private airports must first apply to UDOT. If UDOT determines that the airport meets the criteria, they shall notify the relevant county or municipality that the airport is located in. The county or municipality is then required to record a notice about the airport's location against existing residential parcels within 2,500 feet of the runway.

Effective Date: May 7, 2025

HB 48 Wildland Urban Interface Modifications (C. Snider)

ULCT Position: Neutral

Legislative Intent: This bill addresses efforts to oversee wildfire risks associated with wildland urban interface property.

Local Impact: The bill requires municipalities with wildland fire suppression responsibility and wildland fire suppression cost responsibility and taxing authority for specific geographic jurisdiction to adopt and enforce the wildland interface building standards. It establishes that if the state adopts an edition of the Utah Wildland Urban Interface Code, the relevant municipality must adopt and enforce the wildland urban interface building standards. If the state adopts a different wildland urban interface building standard, a county or municipality has two years from the date the state adopts the different wildland urban interface building standard to adopt the appropriate wildland urban interface building standard. If a county or municipality fails to adopt the appropriate wildland urban interface building standard the division may choose to not pay the costs of the county or municipality under a cooperative agreement. It creates a program under which a wildland urban interface coordinator evaluates and classifies high risk wildland urban interface property using a triage scale and imposing a fee if a property owner does not satisfy the requirements of the classification assigned to the property applied by wildland urban interface building standards.

Effective Date: January 1, 2026

HB 58 Building Inspector Amendments (T. Peterson)

Action Required (for some jurisdictions)

ULCT Position: Neutral

Legislative Intent: This purpose of this bill is to ensure that building officials have the experience and skills necessary to supervise inspectors, review building inspector's decisions, and provide greater assurance that buildings are safe. This does not change the licensing requirements for public entity building inspectors.

Local Impact: This bill identifies additional licensing requirements to remain or become a government entity's building official. In order to qualify as a "qualified building official," the bill requires that the individual have at least 6 years of individual or combined experience as an architect, engineer, inspector, plan examiner, contractor, or superintendent of construction, is an actively licensed as a combination inspector, and either complete 40 hours of management training as established by the Division of Professional Licensing or already be a Certified Building Official (taken tests to be a CBO). It directs the Uniform Building Code Commission to collect, publish, and report data pertaining to interpretations, decisions, and conduct of building inspectors and building officials and provide a summary of that report to the legislature annually. It adds actions that would constitute unlawful and unprofessional conduct for licensed building inspectors and building officials. It would both add funds and make those funds available to the state to use for training those who are wanting to become a building inspector. This also requires additional requirements for private home inspectors (those who inspect homes for homeowners before purchasing a home). Jurisdictions who do not currently have a building official with the additional requirements in this bill will need to 1) hire a building official (or promote a building inspector) with those qualifications; 2) ensure that their current

building official meets the necessary requirements by January 1, 2026; or 3) contract with the county building official.

Effective Date: January 1, 2026

HB 88 Housing Policy Amendments (R. Ward) - Failed

ULCT Position: *Oppose*

Legislative Intent: This bill sought to make accessory dwelling units a permitted use in certain areas under certain circumstances.

Local Impact: This bill would have established that an accessory dwelling unit, internal or external, on a lot containing a detached single family dwelling would be a permitted use in a residential zone of an urban municipality. The bill defines an urban municipality as a city in a county of the first or second class. It would have prohibited an urban municipality from banning the use of a modular unit in a residential zone. It would have amended the frequency of the moderate income housing progress report from annually to triannually.

Effective Date: N/A - did not pass

HB 90 Zoning Amendments (R. Ward) - Failed

ULCT Position: *Oppose*

Legislative Intent: This bill sought to make single-family dwellings a permitted use in certain areas under certain circumstances.

Local Impact: This bill would have established that detached single family dwellings built on a lot of at least 6,000 square feet would be a permitted use in a residential zone of an urban municipality. The bill defines an urban municipality as a city in a county of the first or second class.

Effective Date: N/A - did not pass

HB 175 Housing Construction Amendments (R. Ward)

ULCT Position: *Neutral*

Legislative Intent: This bill allows certain triplexes and fourplexes to be constructed under the International Residential Code (IRC) instead of the International Building Code (IBC).

Local Impact: While HB 175 passed, it was later superseded by lines 125 through 129 of HB 313 Construction Industry Amendments (Rep. Tom Peterson). This summary reflects the changes made in HB 313, which are similar to the changes made in HB 175 but there are a few additional safeguards. This bill allows triplexes and fourplexes to be constructed under the less stringent standards of the IRC instead of the IBC if the buildings are no more than two levels, have 2-hr rated vertical firewalls, 1-hr rated horizontal firewalls, and each unit has independent egress.

Effective Date: May 7, 2025

HB 198 Highway Expansion Impacts on Signage Amendments (V. Peterson)

ULCT Position: Neutral

Legislative Intent: This bill aims to provide increased flexibility for outdoor advertising relocation in situations where a billboard must be relocated due to highway widening, construction, reconstruction, or obstruction.

Local Impact: This bill provides that if a billboard must be relocated due to the widening, construction, or reconstruction along an interstate, the owner can relocate the billboard on either side of the same highway within the same municipality or unincorporated county, or elsewhere if agreed upon by the owner and the municipality or unincorporated county that the billboard is relocated in. In the case of obstruction, a billboard may relocate to either side of the same highway within the same municipality or unincorporated county if the sign complies with spacing requirements and is in a commercial or industrial zone, or to another location that is agreed upon by the owner and the municipality or unincorporated county or the new local jurisdiction. A billboard may be relocated only up to one mile on state highways due to widening, construction, reconstruction, or obstruction and must stay in the same municipality or unincorporated county unless otherwise agreed upon by the owner and local jurisdiction.

Effective Date: May 7, 2025

HB 230 Blockchain and Digital Innovation Amendments (J. Teuscher)

ULCT Position: Neutral

Legislative Intent: This bill creates provisions that protect an individual's ability to accept crypto currency and a business's ability to operate a digital asset mining business in an industrial zone.

Local Impact: HB 230 prohibits a state or local government entity from prohibiting, restricting, or impairing a person's ability to accept digital assets as a method of payment for legal goods and services or take custody of digital assets using a self-hosted or hardware wallet. It prohibits a political subdivision from enacting an ordinance that imposes sound restrictions on digital asset mining businesses in an industrial zone that are more stringent than the generally applicable limits for industrial-zoned area, or from preventing a digital asset mining business from operating in an area zoned for industrial use if the digital asset mining business meets other requirements for industrial use. In other words, local governments cannot regulate crypto currency mining businesses more stringently than businesses that produce similar impacts. Municipalities may still adopt broadly applicable noise regulations.

Effective Date: May 7, 2025

HB 256 Municipal and County Zoning Amendments (N. Walter)

ULCT Position: Support

Legislative Intent: This bill clarifies provisions regarding municipal regulation of short-term rentals.

Local Impact: This bill clarifies the requirement that if local governments obtain additional evidence of a short-term rental ordinance violation (e.g., code enforcement documentation, neighbor complaints, etc.) they may use that short-term rental site listing as evidence of a violation. This does not change the underlying

policy that a site listing cannot be the sole source of evidence of a violation. HB 256 affirms that municipalities may require short-term rentals to obtain business licenses. It prohibits municipalities from regulating listing sites directly, but does create a path for a non-binding request for listing sites to remove properties that are operating illegally. Municipalities must identify these properties and the specific violations before submitting the request. The bill does allow the site listing to be used as a sole piece of evidence for purposes of enforcing transient room tax collection.

Effective Date: May 7, 2025

HB 355 Mining and Critical Infrastructure Materials Amendments (C. Snider)

ULCT Position: *Oppose*

Legislative Intent: This bill changes vested critical infrastructure materials use provisions to make them more similar to vested mining provisions and addresses operations on new land for critical infrastructure and mining uses.

Local Impact: This bill allows gravel operators to expand to contiguous land with a common boundary that is not separated by a highway, owned or controlled before May 7, 2025. The operation also can not be abandoned for more than 24 months, and the operation must produce commercial quantities of critical infrastructure material. The operator must provide notice of expansion to the appropriate city or town. If the council makes findings by preponderance of the evidence on the record that the expansion will endanger public health, safety, and welfare, the legislative body may impose mitigation measures. If the operator agrees to comply with the mitigation measures, or if there was no finding of endangerment in the first place, the city or town may not prohibit expansion of the gravel operation. This provision also applies to mining expansion.

Effective Date: May 7, 2025

HB 360 Housing Attainability Amendments (S. Whyte)

ULCT Position: *Support*

Legislative Intent: This bill creates more tools and improves existing tools available to state and local governments to promote the construction of affordable and moderate income housing.

Local Impact: HB 360 is a Commission on Housing Affordability consensus bill. This bill makes available \$10 million of funding from the Utah Homes Investment Program to cities of the first and second class to fund efforts to rehabilitate existing rental housing into affordable housing that is deed-restricted for owner occupancy for a minimum of 5 years. It permits closed meetings to discuss a financing proposal related to the development of land owned by a political subdivision under certain circumstances. It allows surplus property owned by a school district to be sold, used, or leased for moderate income housing. It adds geographic diversity to the six public trustee seats of the Utah Housing Corporation.

Effective Date: July 1, 2025

HB 368 Local Land Use Amendments (S. Whyte)

Action Required

ULCT Position: *Support*

Legislative Intent: HB 368 is a Land Use Task Force consensus bill.

Local Impact: This bill reorganizes annexation code, improving clarity for local governments, property owners, and the public, without making major policy changes. It makes changes to the building permit application process by providing municipalities a screening period of 3 business days to review an application for completeness, a plan review period of 14 or 21 business days depending on the proposed structure, and the ability to pause the time on these periods in the case of incomplete applications. It creates a process for expediting the review of identical plans. It clarifies current language in code regarding standards for fire apparatus access roads during the building process. It requires builders that choose to landscape properties to submit a landscaping plan to the appropriate municipality. It clarifies existing definitions and processes regarding development standards. It clarifies the circumstances under which a public entity can require a private individual or entity to maintain a public access amenity or water utility in perpetuity. It makes changes to code regulating bonding, codifying best practices to release the developer bonds within specific time frames to make capital available for future projects while ensuring that infrastructure can be built in accordance with deadlines while meeting municipal standards. It reduces or removes certain noticing requirements for minor land use changes. It precludes public comment in land use appeals in order to expedite the process, without making changes to the public comment period in the planning process. It prohibits the deeding of property to a government entity without the government entity's consent. It allows the transfer of development rights from one municipality to another municipality or county to facilitate regional planning and preserve low density in some areas in order to promote higher density in other areas.

Effective Date: May 7, 2025

HB 550 Building Permit Fee Prohibition Amendments (T. Peterson)

Review Policies for Compliance

ULCT Position: *Oppose*

Legislative Intent: The purpose of this bill is to prevent governmental entities from charging fees to water conservancy districts when the water conservancy districts already have inspectors that they have hired out for the entire project.

Local Impact: This bill prohibits a municipality or a county from imposing an inspection fee on a qualified water conservancy district that hires a qualified inspector to conduct inspections on new infrastructure. This provision has an automatic repeal date of July 1, 2026.

Effective Date: May 7, 2025

HCR 14 House Concurrent Resolution Supporting Streamlining Utah housing Policies (S. Whyte)

ULCT Position: *Support*

Legislative Intent: This concurrent resolution declares the intent of the Legislature and the Governor to explore mechanisms to streamline state housing policies in the face of Utah's affordable housing crisis.

Local Impact: This concurrent resolution declares that the Legislature, the Governor concurring therein, supports consolidating housing policies to more efficiently and effectively address the attainable homeownership shortage, implement recommendations from the 2023 housing policy audit, reduce redundancy, and streamline government. It also establishes that the Legislature and Governor commit to begin the process of identifying programs from streamlining during the 2025 interim.

Effective Date: N/A - resolution

SB 179 Local Regulation of Business Entities Amendments (C. Musselman)

Action Required

ULCT Position: *Neutral*

Legislative Intent: This bill aims to expedite the process for local government approval of new and unlisted business uses.

Local Impact: The bill requires local governments to adopt an ordinance governing how they will evaluate new and unlisted business uses. This ordinance must include a timeframe and criteria for determining whether the use shall be allowed or denied. The municipality must adhere to the time frame if the applicant responds to requests for additional information within a time frame established by the municipality and appears at required hearings. If the application to modify existing uses to include the previously unconsidered use is denied, the municipality must notify the applicant of the reason for denial and grant them access to an administrative appeal.

Effective Date: May 7, 2025

SB 181 Housing Affordability Amendments (L. Fillmore)

ULCT Position: *Support*

Legislative Intent: This bill aims to standardize parking stall sizes and garage/ tandem spot requirements across specified municipalities.

Local Impact: SB 181 is a Commission on Housing Affordability consensus bill. This bill prohibits a specified municipality (cities of the first through fourth class or a city of the fifth class with a population greater than 5,000 that is located in a county of the first through third class) from requiring that single parking space for a one- or two-family dwelling exceed outlined dimensions. It also prohibits specified municipalities from

counting tandem parking spaces or two-car garages as less than 2 spaces in terms of minimum parking space requirements. It also prohibits a municipality from requiring a garage for a single-family attached or detached dwelling that is owner-occupied affordable housing. It clarifies that a municipality can require on-site parking for owner-occupied affordable housing.

Effective Date: May 7, 2025

SB 262 Housing Affordability Modifications (L. Fillmore)

ULCT Position: *Support*

Legislative Intent: This bill enables municipalities to settle certain litigation through consent agreements and use HOPZ funds for additional projects, among other changes to Utah Housing Corporation and county land use regulations.

Local Impact: SB 262 is a Commission on Housing Affordability consensus bill. This bill allows a legislative body to settle certain litigation through a consent agreement. It allows a municipality or county to use home ownership promotion zone funds for water exaction, street lighting, and environmental remediation costs. It creates a subordinate shared appreciation loan program to be administered by the Department of Workforce Services. It directs the Utah Housing Corporation to make changes to the first-time home buyer program.

Effective Date: May 7, 2025

SB 340 Protected Persons Amendments (D. Ipson)

ULCT Position: *Oppose*

Legislative Intent: The purpose of this bill is to provide individuals who are at risk of harm the ability to construct their own security improvements on their property without having to obtain land use approvals in the same way any other individual would.

Local Impact: This bill establishes a process for an individual at risk of harm (received a threat of harm within the last four years and is currently under threat by the same person) to apply to the commissioner of public safety for certification as a "protected person" in order to construct a security improvement on the individual's property. The construction of the security improvement must comply with the state's construction and fire codes. If the builder's improvements are visible within 500 feet of the property line and cause a material adverse effect, the builder must consult with the municipal building official regarding potential mitigation solutions. It describes remedies available to an individual if the municipality or county unlawfully conditions, delays, or denies the individual's building permit for a security improvement. It provides for the confidentiality of records related to the security improvement.

Effective Date: May 7, 2025

Public Safety

HB 40 School Safety Amendments (R. Wilcox)

ULCT Position: *Neutral*

Legislative Intent: This bill aims to improve school safety.

Local Impact: This bill requires the county security chief to administer and coordinate with municipal law enforcement to participate in a school safety needs assessment and review the school safety needs assessment. Earlier version of this bill gave more control to the county, but the final versions of the bill kept the balance in a similar place when it comes to school safety coordination.

Effective Date: May 7, 2025

HB 59 Fireworks Modifications (J. Dunnigan)

ULCT Position: *Support*

Legislative Intent: This bill aligns state statute related to fireworks to align with terminology established by federal law.

Local Impact: This is a technical cleanup bill. This bill replaces incorrect terms in statute related to fireworks to meet federal designation standards. It clarifies that division 1.1G, 1.2G, 1.3G, and 1.4G explosives that are not for use in the state but are manufactured, stored, warehoused, or in transit for destinations outside the state are exempt from 11-3-10 Chapter 34.

Effective Date: May 7, 2025

HB 65 Firefighter Cancer Amendments (C. Snider)

ULCT Position: *Monitor*

Legislative Intent: This bill provides firefighters with no-cost cancer screenings and expands the list of cancers that qualify for the workers compensation benefit rebuttable presumption.

Local Impact: Several years ago Utah established a rebuttable presumption that certain cancers arose in the course of employment for firefighters. Workers compensation services can provide evidence disputing that connection, but the presumption is in favor of the firefighter. HB 65 expands the types of cancer that qualify for this presumption and requires regular cancer screenings for eligibility. This bill also stipulates that firefighters who use tobacco products, e-cigarettes, or marijuana within the last 8 years are ineligible for the rebuttable presumption. The legislature appropriated \$3.7 million to fund the first three years of cancer screenings. After those three years expire, employers will be responsible for reimbursing co-pays, co-insurance, or other costs associated with the screenings.

Effective Date: July 1, 2025

HB 150 Emergency Communications Modifications (D. Shallenberger)

ULCT Position: *Neutral*

Legislative Intent: This bill makes changes to the Utah Communications Authority and Public Safety Answering Point Advisory Committee.

Local Impact: The bill prohibits non voting members of the Utah Communications Authority Board from attending closed portions of board meetings. It changes the Utah Communications Authority comprehensive strategic plan review cycle from annual to every three years. It requires the Public Safety Answering Point advisory committee to review and propose updates to the board regarding the statewide CAD-to-CAD call handling and 911 call transfer protocol at least every three years and propose updates to the protocols needed to address technological changes or operational needs.

Effective Date: May 7, 2025

HB 261 Towing Modifications (C. Maloy)

ULCT Position: *Neutral*

Legislative Intent: This bill aims to prevent towing rates from exceeding the maximum rate established by the Department of Transportation.

Local Impact: This bill prohibits a local government from imposing a maximum rate that deviates from the towing rates established by the Department of Transportation in administrative rule.

Effective Date: January 1, 2026

HB 301 Ambulance Provider Payment Amendments (C. Maloy)

ULCT Position: *Neutral*

Legislative Intent: This bill aims to standardize reasonable rates for ground ambulance transports.

Local Impact: This bill codifies a base rate for ground ambulance transports and prohibits a ground ambulance provider from charging rates that exceed established rates. It repeals these changes on July 1, 2027. The bill also directs the Office of the Legislative Auditor General to conduct an audit on ground ambulance rates and payments. It is assumed that the outcome of the audit will inform future legislation around base rates and payments.

Effective Date: May 7, 2025

HB 329 Homeless Services Amendments (T. Clancy)

ULCT Position: *Support*

Legislative Intent: This bill adds provisions to address homelessness through the Utah Homeless Services Board.

Local Impact: This bill predominantly focused on the Utah Homeless Services Board (UHSB) and service providers; however, a few provisions impact local governments. The bill removed one of the county seats from the UHSB and replaced it with someone with lived experience. It also requires UHSB to regularly update the state strategic plan to reflect trends identified by local data and assess how services statewide are meeting clients' needs. The bill requires Council of Governments in counties of the first and second class to convene a county winter response task force to advise and provide recommendations to UHSB concerning the needs of homeless individuals during a winter response period. The bill requires a homeless shelter that receives state or federal funding to have a client agreement that clearly states the service provider's policies and procedures and codifies that providers must cooperate with local law enforcement. The bill establishes

the Shelter Counties Advisory Board which may make recommendations to the board regarding improvements to coordinating and providing services to individuals experiencing homelessness.

Effective Date: May 7, 2025

HB 391 Emergency Medical Services Revisions (H. Nguyen)

ULCT Position: *Neutral*

Legislative Intent: This bill creates a mechanism for establishing a fine schedule for violations by licensed emergency medical service providers and creates the Emergency Medical Services Critical Needs Account for these fines to be deposited in.

Local Impact: This bill grants the Bureau of Emergency Medical Services (BEMS) with certain enforcement authority. It requires the Trauma System and Emergency Medical Services Committee to make an annual recommendation to BEMS regarding the schedule of potential fines that BEMS should assess and collect, and requires BEMS to consider these recommendations and enforce a schedule of potential fines for violations by a licensed emergency medical service provider. It creates the Emergency Medical Services Critical Needs Account and requires fines collected to be deposited into the account.

Effective Date: May 7, 2025

HB 465 Public Safety Amendments (C. Snider)

ULCT Position: *Oppose*

Legislative Intent: This bill creates a public safety interagency agreement between the Department of Public Safety and Salt Lake City.

Local Impact: This bill requires Salt Lake City to enter into a public safety interagency agreement with the Department of Public Safety that addresses how the law enforcement agency and the department can improve public safety within the jurisdiction. It permits the Division of Facilities Construction and Management to use eminent domain to condemn unincorporated property owned by Salt Lake City for the purpose of constructing a new facility on the land for homelessness before January 1, 2027.

Effective Date: May 7, 2025

HB 505 Homeless Services Revisions (S. Eliason)

ULCT Position: *Support*

Legislative Intent: This bill codifies policies around camping on state land, clarifies and streamlines municipal reporting requirements, and requires objectivity identifying locations for winter response plans.

Local Impact: This bill streamlines shelter city funding requests and reports by having them occur in tandem. It also removes language that shelter cities must demonstrate “improvement” in reducing unsanctioned camping and pedestrian safety violations (panhandling). Additionally, it specifies that Winter Response Plans should be created using objective data and clarifies some of the non-voting members of the taskforce. Finally, the bill creates a state definition of camping and specifies that it is illegal to camp on state land unless expressly authorized.

Effective Date: May 7, 2025

SB 83 Law Enforcement Policy Requirements (T. Weiler)

Review Policies for Compliance

ULCT Position: *Neutral*

Legislative Intent: The bill modifies law enforcement policies to ensure best practices.

Local Impact: The bill requires a law enforcement agency to create and maintain a policy regarding the law enforcement agency's processes for handling an investigation into an alleged criminal violation of a jail release agreement, a jail release court order, a protective order, or a stalking injunction. The policy must include best practices for an employee of the law enforcement agency including the proper procedures and be posted on the law enforcement agency's website.

Effective Date: May 7, 2025

SB 140 Law Enforcement DNA Amendments (J. Plumb)

ULCT Position: *Neutral*

Legislative Intent: This bill clarifies protocol in terms of payment, processing, and database removal in terms of DNA specimens collected by law enforcement agencies for certain offenses.

Local Impact: This bill clarifies that a person shall pay a fee of \$150 for the cost of obtaining their DNA specimen if they are convicted with a class A misdemeanor or felony level offense based on the original booking. It clarifies that a DNA specimen shall be held and not processed until the court has bound the person over for trial for a felony offense following a preliminary hearing for any charge, the person has waived the preliminary hearing for any charge for a felony level offense, a grand jury has returned an indictment for any charge for a felony level offense, or sixty days had passed after the day on which any warrant of arrest has been issued for the person if the warrant of arrest is still outstanding. It establishes that in the case that charges are resolved by final judgement of dismissal with prejudice or acquittal, or a final judgement reversing a conviction, the prosecutor who filed the charges against the person whose DNA specimen was abstained must notify the person of the process to request destruction of the DNA specimen and removal of the person's DNA record from the database.

Effective Date: May 7, 2025

SB 209 Emergency Medical Services (D.R. Owens)

ULCT Position: *Neutral*

Legislative Intent: This bill creates the Emergency Medical Services Critical Needs Account and changes other provisions related to emergency medical services.

Local Impact: This bill creates the Emergency Medical Services Critical Needs Account within the General Fund. It increases the maximum allowable amount that a grant recipient in a rural county may receive for use toward the purchase of vehicles. It grants certain investigative powers to the Bureau of Emergency Medical Services.

Effective Date: May 7, 2025

SB 215 Emergency Medical Services Modifications (D.R. Owens)

ULCT Position: *Support*

Legislative Intent: This bill addresses the provision of ground ambulance interfacility transport services.

Local Impact: This bill grants authority to and requires municipalities and counties to ensure that a minimum level of ground ambulance interfacility transport services are provided within the respective municipality or county. It requires a municipality or county to conduct a review and evaluation of an emergency medical service provider's services every four years and to request competitive sealed proposals for the purpose of evaluating alternative qualified emergency medical service providers.

Effective Date: May 7, 2025

Water

HB 41 State Water Policy Amendments (C. Albrecht)

ULCT Position: *Neutral*

Legislative Intent: This bill adds provisions to state water policy related to water quality, protection, conservation, planning, and reuse.

Local Impact: This bill establishes that it is the policy of the state that it will promote: water quality in rivers, lakes, and groundwater; the monitoring of activities in watersheds that provide water to drinking water systems to protect the watersheds; state water planning; and water reuse with appropriate conditions in which water reuse occurs.

Effective Date: May 7, 2025

HB 81 Fluoride Amendments (S. Gricius)

Review Policies for Compliance

ULCT Position: *No Position*

Legislative Intent: This bill prohibits public water systems from fluoridating water supply.

Local Impact: This bill prohibits a political subdivision from enacting or enforcing an ordinance that requires or permits the addition of fluoride to water in, or water that will be introduced into, a public water system. It allows a pharmacist to prescribe fluoride.

Effective Date: May 7, 2025

HB 274 Water Amendments (C. Snider)

ULCT Position: *Neutral*

Legislative Intent: This bill makes changes to requirements for setting water rates in order to promote water conservation.

Local Impact: This bill requires consideration of water conservation when setting water rates. By July 1, 2027, water conservation must be included as an element in determining the rate charged for at least the highest usage block.

The final form of the bill included language that requires that after July 1, 2030, a secondary water provider shall charge the lowest rate to anyone who uses a portion of water to grow food, including gardens or fruit trees, or pasture for grazing. ULCT was opposed to this language, but the 2030 implementation date gives us several sessions to work with stakeholders to get the policy in a better place.

Effective Date: May 7, 2025

SB 80 Water Fee Amendments (S. Sandall)

ULCT Position: *Neutral*

Legislative Intent: This bill concerns the creation of fee schedules for public water systems and services in the state.

Local Impact: This bill requires the Department of Environmental Quality to establish a fee schedule for the regulation of public water systems in the state. It outlines how the fee schedule should be created and what

factors may be considered in its creation. It exempts agricultural water from the fees imposed by the fee schedule. It permits the Water Development Coordinating Council to establish a fee schedule for public water systems for water service and delivery in the state but prohibits the council from collecting fees without the approval of the fee schedule by the Legislature. Fees from both schedules are to be deposited into the Water Infrastructure Fund.

Effective Date: May 7, 2025 (certain provisions July 1, 2026)

SB 220 Construction Modifications (C. Musselman)

ULCT Position: *Neutral*

Legislative Intent: This bill makes changes to the regulation of stormwater runoff.

Local Impact: The bill prohibits a municipal system authority from making or enforcing a rule regarding the municipal system that is more stringent than the corresponding federal regulations under the federal Clean Water Act, unless expressly permitted by state statute. It grants the municipal system authority fourteen business days to review a prevention plan for compliance with local ordinances and state and federal law, and five business days to review any new information submitted. It creates an administrative fine schedule that the municipal system authority can impose per occurrence of a specific violation. It prohibits a municipal system authority from issuing an order to stop construction activity for a violation unless the authority has a clearly documented reason articulating an immediate threat to water quality. It provides circumstances under which a municipal system authority can conduct an on-site inspection instead of an electronic site inspection.

Effective Date: May 7, 2025

Potential Interim Issues

Growth Issues

Though the Unified Economic Opportunity Commission was repealed this year, ULCT anticipates significant interim dialogue on housing, infrastructure, and economic development to continue through both the Commission on Housing Affordability (CHA), state housing plan workgroups, and legislative interim committees. ULCT staff will continue advocating for local decision making and opposing one-size-misfits-all policy approaches. ULCT expects the Legislative Policy Committee to reconstitute the housing advisory subgroup over the 2025 interim. This group provided essential feedback to ULCT staff and negotiators during the 2024 interim. If you or another official from your city are interested in engaging more on housing and growth issues and would like to serve on this workgroup, please contact ULCT staff to learn more.

Other Potential Interim Issues

Other potential topics may include:

- Accessory dwelling units
- Administrative land use approval timing
- Crisis & emergency shelters
- Gravel pits
- Infrastructure funding
- Local government fee authority
- Public asset management
- Short-term rentals
- Stormwater permitting
- Water conservation
- Property taxes
- Elections
- And more!

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