

# Legislative Policy Committee

March 2, 2026





**ULCT Bill Tracker**



**LPC Sign-in**

## AGENDA:

1. Welcome & Adoption of 2/23 minutes
2. Session Data
3. Elections
4. Homelessness
5. Revenue & Taxes
6. Energy
7. Housing & Land Use
8. Economic Development
9. Public Safety
10. Public Assistance
11. Water
12. Transportation
13. Legal
14. Appropriations
15. Interim Items
16. Ratify Bill Tracker
17. Adjourn

## REMINDERS:

- April 22-24: Midyear Conference in St. George
- Spring training webinars start in March

## UPCOMING MEETINGS:

- Upcoming LPC:
  - TBD... See you in the Spring!

**RE**  
**SPECT**

**OUT**  
**COMES**

**COL**  
**LAB**  
**ORATION**

# Upcoming Events

**National League of  
Cities Congressional  
City Conference**

**March 16-18** in Washington, DC

**2026 Spring Training**

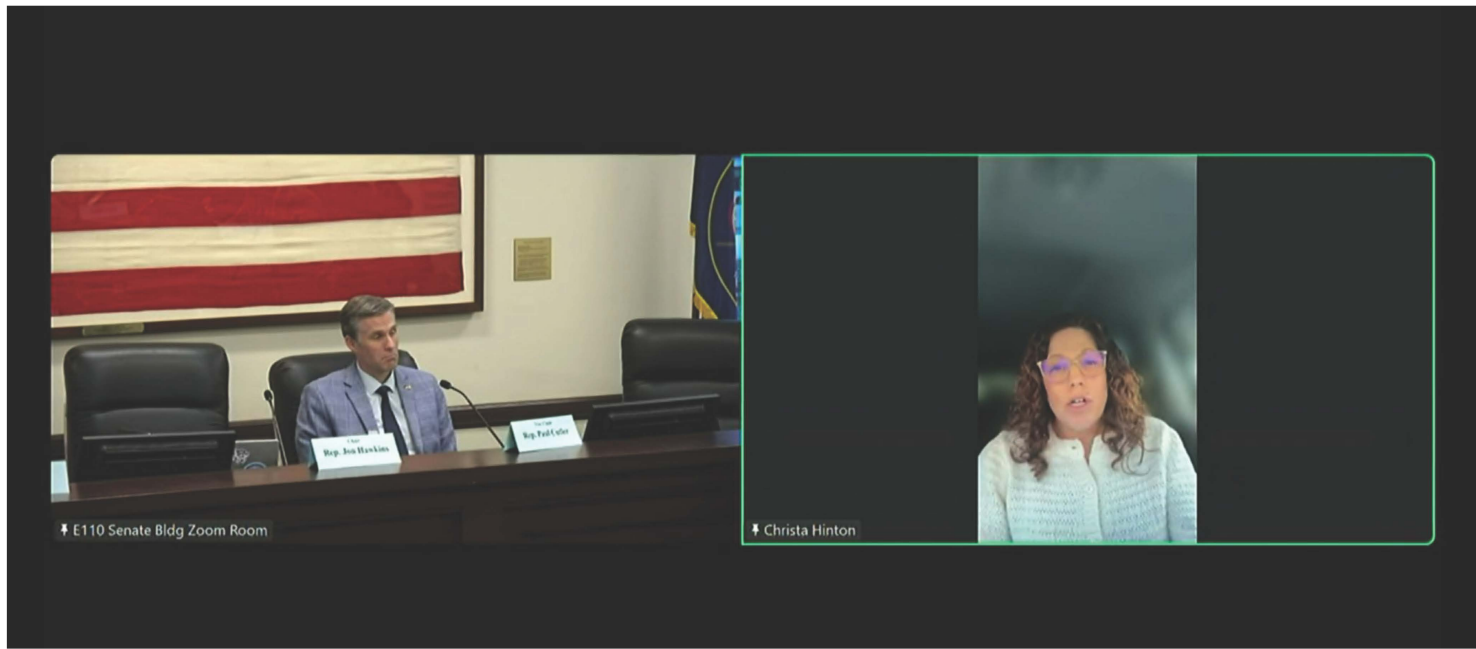
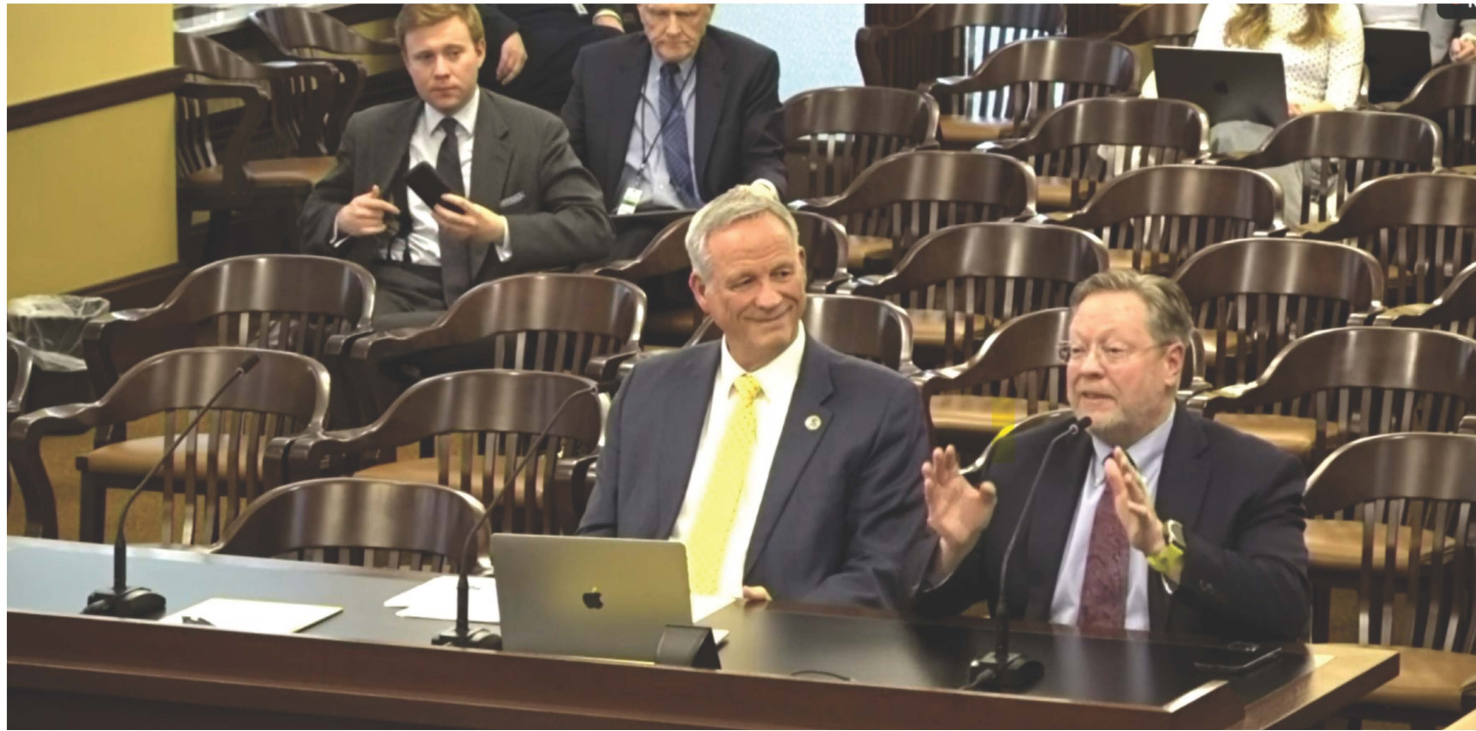
**March 12th, 18th, 25th, 30th, & April 2nd** online via Zoom

**ULCT Midyear  
Conference**

**April 22-24** in St. George, Utah

# Thanks to the Morning Briefing crew!





# **Executive Appropriations: support for local gov't technical assistance! Thanks all!**

- 1) Local Administrative Advisor: \$500,000 ongoing funding
- 2) UDOT technical assistance: \$150k one-time cut (considered a \$1.5 million cut in committee with backfill of B&C)
- 3) Did not cut the Community Advisor program (considered a \$241k cut in committee)

**Please thank members of the Executive Appropriations Committee!!!**

**Bill Data**



Data for the current session is incomplete until the week concludes.

Select Session(s)

- ☐ 2017
- ☐ 2018
- ☐ 2019
- ☐ 2020
- ☐ 2021
- ☒ 2022
- ☒ 2023
- ☒ 2024
- ☒ 2025
- ☒ 2026

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- To select multiple, hold down CTRL/Command key.

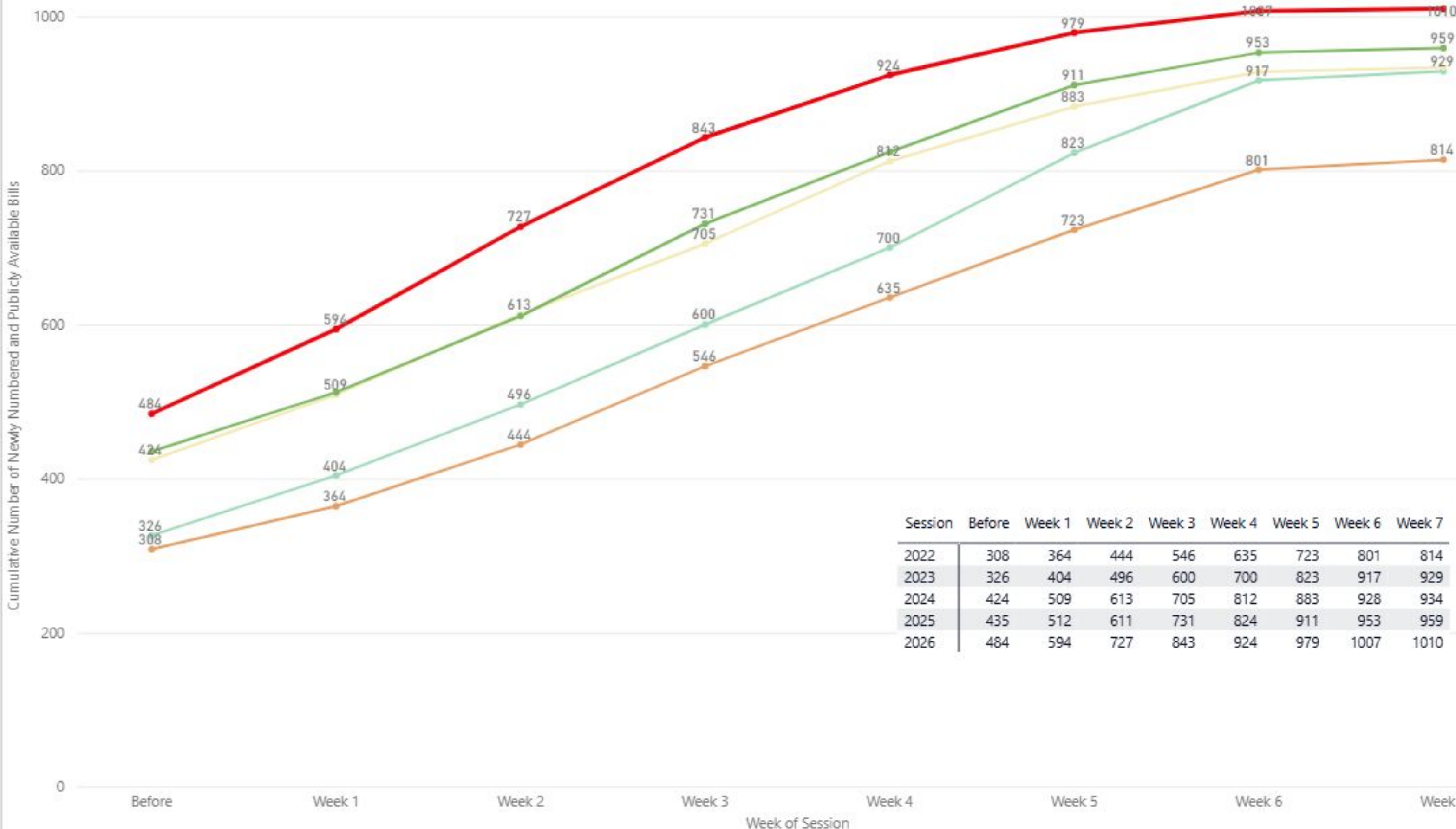
Select an item, then click here for details

The details page lists only the bills between the weeks and not the entire list of bills.

Menu

## Cumulative Bills Numbered and Publicly Available (not substitutes) by Week

General Session ● 2022 ● 2023 ● 2024 ● 2025 ● 2026



2026: 1,010 bills introduced



Data for the current session is incomplete until the week concludes.

Select Session(s)

- ☐ 2017
- ☐ 2018
- ☐ 2019
- ☐ 2020
- ☐ 2021
- ☒ 2022
- ☒ 2023
- ☒ 2024
- ☒ 2025
- ☒ 2026

- All blank is the same as all selected.
- To select multiple, hold down CTRL/Command key.

Select an item, then click here for details

The details page lists only the bills between the weeks and not the entire list of bills.

Menu

## Cumulative Bills Passed Legislature by Week

General Session 2022 2023 2024 2025 2026



# 2026 Session Slido Data

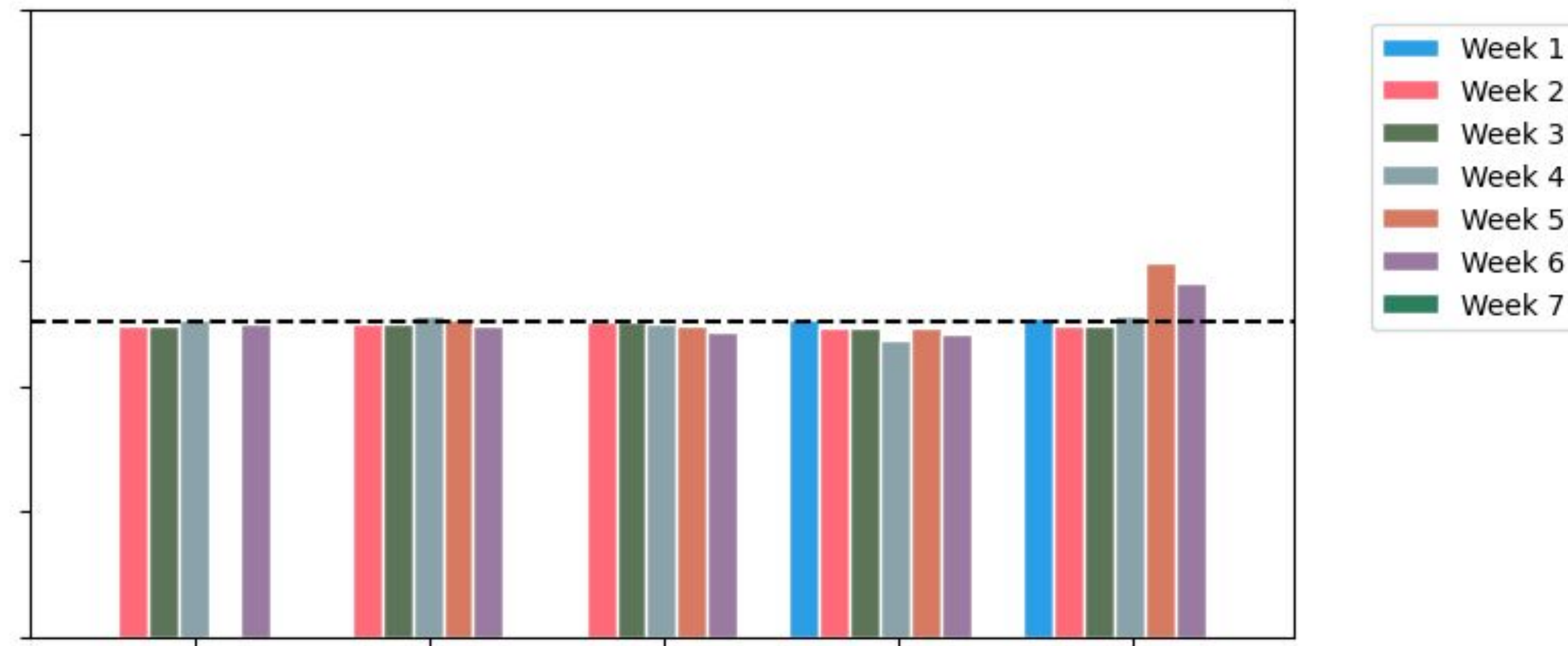
**6** *LPC  
Meetings*

**42** *Slido  
Questions*

**6,395**

*Total Slido Responses*

# 2026 Daily Legislative Update



**50%**

Average Open Rate

**Daily Update**

4,954 Subscribers  
(~2,477 Emails Opened)

**Friday Facts**

5,044 Subscribers  
(~2,572 Emails Opened)

## HISTORICAL OPEN RATES

|      |                                                     |
|------|-----------------------------------------------------|
| 2025 | 51% (~1,786 emails opened out of 3,600 Subscribers) |
| 2024 | 32% (~1,116 emails opened out of 3,600 Subscribers) |
| 2023 | 31% (~837 emails opened out of 2,700 Subscribers)   |
| 2022 | 41% (~1,385 emails opened out of 3,379 Subscribers) |
| 2021 | 28% (~1,239 emails opened out of 4,425 Subscribers) |
| 2020 | 30% (~1,204 emails opened out of 4,014 Subscribers) |

## ACTION ALERT OPEN RATE

**49%**

HB 479  
Feb 26

## COMMITTEE ACTION ALERT OPEN RATES

|        |     |
|--------|-----|
| HB 558 | 50% |
| HB 479 | 53% |
| HB 184 | 55% |

# DRAFT LEGISLATION

H.B. 479 Election Code  
Modifications (J. Burton)  
Sub 1



Staff Recommendation:  
*Oppose*

**Requires ballot drop boxes to be attended by two poll workers:**

- Voters will be required to show Voter ID
- Drop Boxes will basically work like polling places

## **Week before Election Schedule:**

Monday - 12:00 - 8:00

Tuesday - 7:00 - 3:00

Wednesday - 12:00 - 8:00

Thursday - 7:00 - 3:00

Friday - 12:00 - 8:00

Saturday - 7:00 - 8:00

- 1 drop box if less than 30,000 active voters in municipality
- 2 drop boxes if more than 30,000 active registered voters, plus 1 extra drop box per 30,000 active registered voters

# DRAFT LEGISLATION

H.B. 479 Election Code  
Modifications (J. Burton)



Staff Recommendation:  
**Oppose**

**Requires ballot drop boxes to be attended by two poll workers:**

- Voters will be required to show Voter ID
- Drop Boxes will basically work like polling places

## **Week of Election Schedule**

Monday - 7:00 - 8:00

Tuesday - 7:00 - 8:00

- 1 drop box if less than 10,000 active voters in municipality
- 2 drop boxes if more than 10,000 active registered voters, plus 1 extra drop box per 10,000 active registered voters

### **Local Government**

UCA 36-12-13(2)(c)

Enactment of this legislation could result in a total cost to local governments of an estimated \$934,000 one-time in FY 2026 and \$10,074,200 ongoing beginning in FY 2027 for additional staff and equipment.

# DRAFT LEGISLATION

S.B. 321 Municipal  
Election Amendments (D.  
McCay)



Staff Recommendation:  
***Position Pending***

- Requires municipal candidates to file a campaign finance report by January 10 of each year until their account is zero
- This matches what state and legislative candidates requirements
- Clarifies that remaining campaign funds can be:
  - Donated to a 501(c)(3) charitable organization
  - Money can be returned to donors
  - Other lawful political donations

# DRAFT LEGISLATION

H.B. 604 Local Government  
Official Amendments  
(MacPherson)



Staff Recommendation:  
***Position Pending***

- A state executive branch official or a county official may not serve on a municipal legislative body  
Does not apply to anyone who currently meets this definition until January 31, 2027
- (a) "County official" means:
  - (i) the elected county executive, and
  - (ii) a county manager, whether hired or appointed
- (b) "State executive branch official" means:
  - (i) a member of the governor's cabinet;
  - (ii) any executive director, director, or division director working in the state executive branch; or
  - (iii) any paid advisor to the governor

Homelessness

# DRAFT LEGISLATION

H.B. 596 Homelessness  
Amendments S1 (S.  
Eliaison)



Staff Recommendation:  
***Neutral***

## Goals:

1. Keep people sheltered. At the end of April, hundreds of beds that are currently in the system will lose both funding and the statutory authority to operate. Representative Eliason is trying to keep those beds online so the Utahns using them are not forced out on the street.
2. Permit forward payments for service providers. Currently, service providers receive funding on a reimbursement process.
3. Create the county matching fund to incentivize more counties coming online.
4. Provide more flexibility for Code Blue.

# Comparing 596 to the first substitute and amendment

| Provision                          | HB 5967 (Original)                                                                                                                                                           | HB 596, Sub 1, Amendment 1                                                                                                                                                                                                                                                                                                     |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land Use                           | <ul style="list-style-type: none"><li>● Preempted every shelter's CUP and permitted the state to set capacity</li><li>● Preempted WVC to host a permanent facility</li></ul> | <ul style="list-style-type: none"><li>● Permits municipalities to expand capacity up to fire code/135% for one year</li><li>● Allows the WVC shelter to continue to operate with municipal consent</li></ul>                                                                                                                   |
| Municipal Mitigation Contributions | <ul style="list-style-type: none"><li>● 2026: Increased mitigation contribution to \$316k/2.93%</li><li>● 2027: Increased mitigation contributions to \$500k/5%</li></ul>    | <ul style="list-style-type: none"><li>● 2026: Increased mitigation contribution to \$316k/2.93%</li><li>● 2026: Creates Task Force</li><li>● 2027: Return to status quo mitigation contribution of \$275k/2.55%*</li></ul> <p><i>*taskforce will likely recommend changes to mitigation fund to be in 2027 legislation</i></p> |
| Code Blue                          | Increased from 18° to 25°                                                                                                                                                    | Same as original                                                                                                                                                                                                                                                                                                               |
| Code Red                           | Expansive Code Red Requirements to mirror Code Blue                                                                                                                          | Only applies to St. George Shelter                                                                                                                                                                                                                                                                                             |
| WVC                                | Recognized as a Tier 1 Shelter                                                                                                                                               | Same as original                                                                                                                                                                                                                                                                                                               |

# DRAFT LEGISLATION

H.B. 596 Homelessness  
Amendments S1 (S.  
Eliaison)



Staff Recommendation:  
***Neutral***

## Bottom line:

- Increased capacity optional for shelter cities for one year
- West Valley recognized as shelter city with land use authority
- One-time, 15% mitigation assessment
- Creation of mitigation task force
- Code blue increased to 25°
- Code red only applies to St. George shelter

**Revenue & Taxes**

# Thanks to our property tax work group!

## ULCT officers & board members:

- Bountiful Mayor **Kate Bradshaw**
- Santa Clara Council Member **Christa Hinton**
- Herriman Mayor **Lorin Palmer**
- Draper Mayor **Troy Walker**
- Spanish Fork City Manager **Seth Perrins**
- North Logan Mayor **Lyndsay Peterson**
- Clearfield Mayor **Mark Shepherd**

## Others:

- Logan - **Rich Anderson**
- Clearfield - **JJ Allen**
- Bountiful - **Gary Hill**

- Salt Lake City - **Jennifer Bruno, Angela Price, Mary Beth Thompson**
- South Salt Lake - Mayor **Cherie Wood, Josh Collins**
- Millcreek - **Lisa Dudley**
- Taylorsville - **John Hiskey, John Taylor, Dina Blaes**
- Midvale - **Mariah Hill**
- Sandy - **Ryan Mecham**
- West Jordan - **Danyce Steck**
- South Jordan - **Sunil Naidu**
- Gunnison - **Dennis Marker**
- Parowan - **Dan Jessen**
- Toquerville - **Ben Billingsley**
- ULCT - **Kerri Nakamura, Roger Tew**

# DRAFT LEGISLATION

S.B. 97 1st sub Property  
Tax Rate Amendments  
(D. McCay)



Staff Recommendation:  
*Oppose* 2nd sub

1. Tax entity may not raise prop. tax more than 5%
2. Change def. of “locally assessed new growth”
  - a. current definition, “minus any change in value to property as a result of physical improvements, that is less than **200%** higher than the taxable value of the property for the previous year”
3. “Project area new growth” for certain entities does not include a change in value for tangible personal property
  - a. **cannot count improvements until they are complete**

## **1st SUB**

1. fund balance limit reduced from 35% to 25% for cities
  2. Residential exemption: 1 per household; rebuttable presumption that business owned house doesn't qualify
  3. prop. tax can't be in reserve fund for capital improvements
  4. certified tax rate won't include interest from investment
- 2/23: He's working on new sub (fund balance, new growth)**

# DRAFT LEGISLATION

S.B. 97 2nd sub Property  
Tax Rate Amendments  
(D. McCay)



Staff Recommendation:  
***Oppose*** 2nd sub

## 2nd SUB: good

1. no 5% cap
2. removes property tax reduction based on interest earnings
3. changes to new growth definition
4. county assessor may not use permit value to determine the taxable value of construction in progress

## 2nd SUB: TBD

1. reduction of residential exemption for rental units from 45% to 40%

## 2nd SUB: bad

1. municipal fund balance limit reduction!
2. current law:
  - a. towns: 100% of general fund balance
  - b. cities: 35% of general fund balance
3. 2nd sub: reduce fund balance to the same % as what property tax is in your budget
  - a. Lyman Town: 1% of general fund is property tax

# DRAFT LEGISLATION

S.B. 97 expected 3rd sub  
Property Tax Rate  
Amendments  
(D. McCay)



Staff Recommendation:  
*Oppose* 2nd sub, *Neutral*  
on 3rd sub

2nd SUB: good continues  
2nd SUB: TBD continues

## 3rd sub: **NEW: municipal fund balance changes**

### 1. **current law:**

- a. towns: 100% of general fund balance
- b. cities: 35% of general fund balance

### 2. **3rd sub: reduce fund balance by July 1, 2031 to:**

- a. towns: **100%** of general fund balance (status quo)
- b. cities w/general fund below \$25 million: **30%** of general fund
- c. cities w/general fund between \$25-\$49 mill: **28%** of general fund
- d. cities w/general fund of \$50+ mill: **25%** of general fund

# DRAFT LEGISLATION

HB 236: Truth in Taxation  
Amendments (K. Peterson)



Staff recommendation:  
*Position Pending,  
working to neutral*

## Problems to solve:

- Public concern that entity has started their new budget by the Aug Truth in Taxation hearing & thus the tax proceeds
- 1) Required prelim. property tax increase meeting
    - In May/early June, taxing entity shall notify public of the intent to raise property taxes
      - Shall do May/June mtg or you can't do Aug TinT hearing
    - Notice & meeting shall include “approximate” dollar and percentage amounts
  - 2) “Tentative operating budget”
    - Adopt a budget that does not include the proposed property tax increase revenue
    - Present an “alternate tentative budget” with the proposed tax increase revenue

# DRAFT LEGISLATION

HB 236: Truth in Taxation  
Amendments (K. Peterson)



Staff recommendation:  
*Position Pending,  
working to neutral*

## Summary of feedback to ULCT staff:

### 1) Timing

- a) Certified tax rate and new growth (June 8)
- b) Current June 1 deadline; meeting prior to June 8

### 2) Form of gov't concerns (mayor-council)

- a) Mayor proposes budget & council approves; doesn't fit in bill

### 3) Scenarios of tax increases

- a) Single reason, city-wide needs
- b) Does this bill illustrate city need or push residents against city?

### 4) Clarify details of “adopt tentative operating budget,” “present an alternative tentative budget” & other defs

### 5) Effective date

### 6) Address issues from Aug 2025 (county notice, appeal, etc.)

**Update 2/23: sub coming**

# DRAFT LEGISLATION

HB 236: Truth in Taxation  
Amendments (K. Peterson)



Staff recommendation:  
*working to neutral* on  
Pending Sub

## Summary of upcoming sub (concept at Feb 17 LPC):

- 1) At first mtg in May, budget officer or mayor who is proposing tax increase does an **“impact statement”**
- 2) Between **May 1 and June 13**, hold a **public meeting to consider a proposed tax increase**
  - a) approximate dollar amount
  - b) approximate percentage amount
- 3) if proposing a tax increase, do an **interim budget (7/1)**
- 4) The interim budget includes **approving the tax rate** with the proposed tax increase
- 5) interim budget has a **restricted account w/equivalent of the proposed tax increase & impact statement**
- 6) **follow truth-in-taxation process**
- 7) **one year grace period for these new provisions**

# DRAFT LEGISLATION

S.B. 238 Property Tax  
Adjustments (C. Wilson)



Staff Recommendation:  
*Support*

**Objective: clarify process issues from summer 2025 & more**

- 1) judgment levy notice**
- 2) virtual participation in the truth-in-taxation hearing**
  - a) this was an issue in 2025
  - b) post instructions on city's website at least 24 hours before
- 3) if the county auditor makes a list of all taxing entities, then city posts on website for 14 days**
  - a) this was an issue in 2025
- 4) Truth-in-taxation hearing cannot occur with another public meeting**
  - a) this was an issue in 2025
- 5) process for submitting info to Tax Commission about compliance**
  - a) was an issue in 2025; we asked for appeal process but no go

# DRAFT LEGISLATION

Amended H.B. 365  
Taxation Notification  
Requirements (T.  
Peterson)



Staff Recommendation:  
***Oppose***, working to  
***neutral***

- 1) A taxing entity shall notify the Tax Commission by **May 1** of the intent to increase property taxes
  - a) current law requires June 1
  - b) Problem: elected city council has not officially deliberated about the budget yet & city must notice a tax increase
  - c) Problem: this will confuse the public about a potential tax increase before the city has finished a tentative budget
- ~~2) A taxing entity may not increase property taxes above the amount stated by April 1~~
  - ~~a) de facto cap on the city before councils can deliberate~~
  - ~~**b) Problem: bill reduces the authority of elected city councils by locking in a taxing entity to a maximum rate prior to April 1**~~
- 3) inconsistent with HB 236
- 4) Effective date of January 1, 2027

# DRAFT LEGISLATION

Amended H.B. 365  
Taxation Notification  
Requirements (T.  
Peterson)



Staff Recommendation:  
***Oppose***, working on  
amendments

Proposed additional amendments:

- 1) if budget officer or mayor proposes a tax increase, then state the proposed tax increase in the public notice for the first meeting in May, AND
- 2) state the proposed tax increase on the website (or City Hall, if no website) for 7 days

# DRAFT LEGISLATION

H.B. 231 S2 Restaurant  
Tax Repeal Amendments  
(N. Thurston)



Staff Recommendation:  
**Oppose**

This bill:

- ▶ repeals the authority for a county to impose the tax, referred to as the restaurant tax, on food items and alcoholic beverage items sold at restaurants and customized prepared foods sold at convenience stores, gas stations, and grocery stores;
- ▶ replaces the restaurant tax with a tax on taxable transactions, other than food and food ingredients, at a rate that will generate an equivalent amount of revenue to the restaurant tax

Change happens on October 1, 2026

**Energy**

# DRAFT LEGISLATION

H.B. 514 Utah Energy  
Council Amendments (N.  
Walter)



Staff Recommendation:  
Position Pending

- **Objective:** incentivize private sector to build more energy infrastructure in Utah and for Utah.
- Creates a special district tool for the 7 member Utah Energy Council.
- Bill references constitutional req'ts for new special district to have local consent from local gov'ts
- needs "sovereign power" to issue revenue bonds to finance the infrastructure
- Sponsor is working to clarify that districts do not compete with existing energy coops
- If you have other thoughts... here comes slido

# Housing & Land Use

# Thanks to Land Use Task Force city reps!

- Ogden - **Taylor Nielsen & James Tanner**
- West Point - **Boyd Davis**
- Layton - **Clint Drake**
- North Salt Lake - **Sherrie Pace**
- Salt Lake City - **Laura Briefer, Nick Norris, Katherine Pasker, & Angela Price**
- West Valley - **Sam Johnson**
- Sandy - **Lynn Pace**
- West Jordan - **Josh Chandler**
- South Jordan - **Ryan Loose**
- Herriman - **Todd Sheeran**
- Park City - **Mark Harrington**
- Orem - **Steve Earl**
- Provo - **Gary Millward**
- St. George - **Shawn Guzman**
- ULCT - **Todd Godfrey, Jared Tingey, Meg Ryan, Karson Eilers, Alexa Oldham, Cameron Diehl**

# Thanks to our LPC Housing Advisory Subgroup!

**Board Members:** Bountiful Mayor [Kate Bradshaw](#), Santa Clara Council Member [Christa Hinton](#), Herriman Mayor [Lorin Palmer](#), Draper Mayor [Troy Walker](#), SLC Council Member [Dan Dugan](#), Farmington Council Member [Amy Shumay](#), Springdale Mayor [Barbara Bruno](#), Ogden Mayor [Ben Nadolski](#), West Jordan Mayor [Dirk Burton](#), Clearfield Mayor [Mark Shepherd](#), Kaysville Mayor [Tami Tran](#), Park City Council Member [Tana Toly](#)

- Andrew Johnston, Angela Price, Danny Walz, Michelle Hoon, Katherine Pasker, Meredith Muller, Browne Sebright, SLC
- CM Bettina Smith Edmonson, CM Zach Bloxham, Clint Drake, Layton
- CM Paige Albrecht, Brittney Harris, Lehi
- Bryan Kimball, Ephraim
- Bryn MacDonald, Boyd Davis, Kyle Laws, West Point
- Bill Peperone, Melia Dayley, Provo
- Mara Brown, Jeremy Smith, Lisa Stout, Ogden
- CM Abbi Hunt, Kaysville
- Mayor Matt Packard, Carla Wiese, Troy Fitzgerald, Springville
- Dave Anderson, Seth Perrins, Spanish Fork
- Dina Blaes, John Hiskey, Taylorsville
- CM Donna Burnham, Eagle Mountain
- Norm Beagley, Santaquin
- CM Don Shelton, Ryan Loose, South Jordan
- Francis Lilly, Millcreek
- Mayor Michelle Tait & Jennie Knight, Harrisville
- Mayor Heidi Franco, Matt Brower, Heber
- CM Natalie Larsen, Jami Brackin, Shawn Guzman, St. George
- CM Jenn Gale, CM
- LaNae Millet, Steve Earl, Orem
- JJ Allen, Clearfield
- Jon Call, North Ogden
- Kaitlin Myers, Moab
- Ken Leetham, NSL
- Mayor Ken Phippen, Farr West
- Mayor Kendalyn Harris, Bountiful
- CM Kevin Payne, Katie Villani, Midway
- Lynn Pace, Sandy
- Lyle Gibson, Farmington
- Margaret Plane, Rhoda Stauffer, Park City
- Mark Christensen, Owen Jackson, Saratoga Springs
- Matt Dixon, South Ogden
- Mayor Mollie Haltermann, Dan Jessen, Parowan
- Mayor Cherie Wood, SSL
- CM Michael Thomas, Washington Terrace
- CM Mike Johnson, Mike DeSimone, Logan
- Mike Barker, Traci Gunderson, Draper
- Megan Spurling, Ephraim
- Nathan Cherpeski, Todd Sheeran, Herriman
- Paul Larsen, Brigham City
- Sam Johnson, WVC
- Skarlet Bankhead, Providence
- Scott Hess, North Ogden
- Shawn Warnke, Stephen Nelson, West Haven
- Mayor Sheri Bingham, Hooper
- CM Suzanne Hyland, Cottonwood Heights
- Todd Godfrey
- Zach Smallwood, Murray

# DRAFT LEGISLATION

H.B. 492 Transportation,  
Infrastructure, & Housing  
Amendments (C. Roberts)



Staff Recommendation:  
***Support!!!***

## 1) State Housing Infrastructure Partnership (SHIP)

- a) \$100 million revolving **loan** fund
- b) system infrastructure: drinking & secondary water, wastewater, sewer, stormwater, drainage, road part of general, regional plan
- c) 5 member state board to approve projects
- d) will establish criteria (e.g. MIHP 2.0) that includes:
  - i) builder will meet timelines
  - ii) repayment plan
  - iii) number of units
  - iv) ownership
  - v) affordability

## 2) SL County specific

- a) up to \$140 million in bonds to provide **grants** for infrastructure to support housing (same process as SHIP)

## 3) Prioritize owner-occupied housing

## 4) State surplus land

- a) rulemaking authority to sell land at pre-entitlement appraisal value & defer payment until after owner-occupied housing built

## 5) Point of the Mountain: \$18 mill for infra

***Homework 2/23: 1) Examples for media request  
2) proactively contact House members!***

# APPLY FOR THE HB 492 FUNDS!!!

## DRAFT LEGISLATION

H.B. 492 Transportation,  
Infrastructure, & Housing  
Amendments (C. Roberts)



Staff Recommendation:  
*Support*



# DRAFT LEGISLATION

S.B. 284 Local Land Use  
Modifications (L. Fillmore)



*Staff Recommendation:  
Support*

- 1) All land use regulations, fees, and land use application **checklists must be posted on municipal website**, if you have one; otherwise at the place of business
- 2) If **planning commission does not make a “timely” recommendation**, the legislative body (or developer via rip cord) may determine it is untimely and adopt or reject the land use regulation
- 3) Planning commission training on **ethics and bias; avoid “impermissible bias”**
- 4) **Removes the ability of a third party to challenge a “land use law”**
- 5) **Removes legislative bodies as appeal authorities** (separation of powers)
- 6) Definitions that address development agreements and property owners.
- 7) New: Clarifies open house includes model homes
- 8) New: if there’s a conflict between height and stories, in city ordinance, then city shall allow the stories in the height

# DRAFT LEGISLATION

S.B. 284 Local Land Use  
Modifications (L. Fillmore)



Staff Recommendation:  
**Support the pending sub**

## **Reasonable diligence:**

- (1) filed additional land use, construction, engineering, utility, or building permit applications required to implement the approval;
- (2) submitted original plans for engineering, technical, or agency review including reviews by the municipality, utility providers, special districts, or other governmental entities, or submitting modified plans required as a result of these reviews;
- (3) submitted comprehensive and specific written explanations responsive to all the reviewing entity's written review comments or correction notices in accordance with 10-20-806(10), 17-79-706(10), or 17B-1-119, as applicable;
- (4) posted or secured a completion, performance, or improvement bond or other financial assurance required by ordinance or development agreement;
- (5) entered into development agreements, utility agreements, or infrastructure cost-sharing agreements necessary to complete the project; or
- (6) constructed public improvements or vertical structures authorized by issuance of a building permit.

## **Tolling of expiration period if not acting with reasonable diligence**

**Can expire if: 1) not acting with reasonable diligence or 2) applicant does not submit a report showing reasonable diligence once every six months (applies after 30 days after request by city)**

**30 day notice to show cause how they have acted with reasonable diligence.**

# DRAFT LEGISLATION

S.B. 284 Local Land Use  
Modifications (L. Fillmore)



Staff Recommendation:  
*Support*

## West Hills

- Provides the same process to remove property owners added after the first submission

## HB 368/SB 179

- Clarification of **bonding interest** for cash bonds (only **new** bonds after May 7, 2025)
- Clarification on new conditional uses - **no planning commission requirement**
- Matching LUDMA provisions from 2025 to CLUDMA

## Detached Accessory Dwelling Units

- Adds in 10k sq ft lot size
- Clarifies setbacks, conversion process, system and project infrastructure sufficiency

# DRAFT LEGISLATION

H.B. 477 Land Use  
Regulation Revisions (J.  
Koford)



Staff Recommendation:  
**Position Pending;** work  
toward support

**Jared, ask about reasonable diligence language? Studies?**

Personally, I don't see a path on studies. In my quick review of RD, I think there's a landing spot but I don't want it to be a last-minute add to HB 477 (with a perception of a "game") without notifying our folks in advance.

# DRAFT LEGISLATION

H.B. 597 Alcohol  
Amendments (J. Burton)



Staff Recommendation:  
**Support**

## Annual alcohol omnibus bill

- Proximity current law:
  - no alcohol license within 300 feet of a “community location”
  - community location = any K-12 school, church, library, playground, park
  - Decade ago: 600 feet with local consent/waiver option
- Path for restaurants (full-service, limited-service, beer only) and hotels to be within 300 feet of ***libraries, playgrounds, or parks***
- Local gov’t shall hold public meeting with public comment at least 30 days prior to local consent
- DABS will then consider the request

# DRAFT LEGISLATION

H.B. 436 Moderate  
Income Housing  
Infrastructure  
Amendments (S. Gricius)



Staff Recommendation:  
**Wait until next slide...**

## Moderate income housing plans (MIHP) status quo:

- 1) city of 5k+ shall select at least 3 (no transit) or 5 (transit) strategies from menu
- 2) If city selects 5 (no transit) or 6 (transit), then “priority consideration”
- 3) “weighted menu item” (last year’s HB 37) focused on affordable home ownership
- 4) compliance = eligibility for:
  - a) state Transportation Investment Fund
  - b) city portion (.05) of the “5th 5th” (county .20 sales tax)
  - c) no fee to Olene Walker Housing Fund

# DRAFT LEGISLATION

H.B. 436 Moderate  
Income Housing  
Infrastructure **1st Sub.**  
Amendments (S. Gricius)



Staff Recommendation:  
***Support*** w/amendments

**HB 436 objective:** “priority consideration” for cities whose housing stock increases by 2.5% annually (consistent w/ MIHP 2.0 concept)

1st Sub. update:

- Clarifies residential certificates of occupancy are the metric for increase threshold
- **Freezes MIHP for 2026** (HB 68 changing reporting entity from DWS to new GOEO Housing Division)
  - All entities eligible, prioritized in 2025 reports maintain that status through 2026
- Improved data collection: report # of residential units issued certificates of occupancy on July 1, 2026. (State Housing Plan metric)

# DRAFT LEGISLATION

H.B. 457 County Growth  
Planning and Annexation  
Amendments  
(J. Dunnigan)



Staff Recommendation:  
***Support***

## Automatic Annexations:

- **ONLY** applies to inner islands in cities in **2nd class counties...?**
  - Lehi (37) (4 may not qualify)
  - American Fork (29) (3 may not qualify)
  - North Ogden (17)
  - Layton (4) (2 may not qualify)
  - Spanish Fork (2)
  - Payson (1) (may not qualify)
  - Provo (1)
  - Saratoga Springs (2)
  - Highland (1)
  - Roy (1)
  - Pleasant View (1)
  - Santaquin (1) - (**does not** qualify)
- **ONLY** inner islands that:
  - 55 acres or less
  - Completely surrounded by 1 city (not islands along border)
  - Has at least one of the following characteristics:
    - Currently provides sewer and water to island
    - The infrastructure (roads, water, etc.) up to city standards
    - No infrastructure
- **For Davis and Weber - County can designate by July 2027**
- **Sub: For Utah - County and City must designate by July 2027**

**Economic Development**

# DRAFT LEGISLATION

H.B. 507 State Coordination of  
Regional & Local Economic  
Development Projects  
Amendments **2nd Sub.**  
(C. Roberts)



Staff Recommendation:  
***Support*** w/ amendment

**Objective: take the HTRZ tool and broaden it for projects of regional significance while also sunseting other tools**

- 1) **Creates the “Regionally Significant Development Zone”**
  - a) city or county created
  - b) must meet criteria of “significant capital investment” or “regionally significant” (def’n still being drafted)
  - c) increment pays for infrastructure
  - d) sub-categories for HTRZ, FHIZ, sports
  - e) Counties can challenge regionally significance findings
  - f) HTRZ-style framework
    - i) GOEO committee approves the increment, all taxing entities must participate; up to 60% of increment for 25/40 years
- 2) **PIDs**
  - a) Clarifies relationship with city or county with infra transfer
  - b) Clarifies dissolution process & governance
- 3) **Creates State Reinvestment Restricted Account**
- 4) **Sunsets new HTRZ, FHIZ, HOPZ, MSEVZ in 2028**
  - a) Existing HTRZs continue under approved parameters

# DRAFT LEGISLATION

H.B. 507 State Coordination of  
Regional & Local Economic  
Development Projects  
Amendments **2nd Sub.**  
(C. Roberts)



Staff Recommendation:  
***Support*** w/ Amendment

## Tax Increment for Large Load **Data Centers**

- Requires an RSDZ to be established in order to provide tax increment for a **data center** contracting with a utility to purchase  $\geq 100\text{MW}$  of power.
  - *Note:  $> 100\text{MW}$  data centers are usually enterprise/hyperscalers, not co-located facilities.*
- 2nd sub. raises tax increment limitation:
  - 60% real property TIF
  - **80% personal property**

***ULCT working on amendment to allow up to 80% MET to be used for large load data center.***

# Data centers are an emerging issue...



## Voters know what the next big issue is. They don't know how they feel about it.

Our new poll reveals the early contours of an evolving political battle.

Data centers are quickly becoming the next big political issue. And neither party has figured out how to run on them.

Major political figures on both sides have struggled to figure out their positions, and in-depth [results from The POLITICO Poll](#) help explain why: Americans don't know much about data centers, they don't really know how to feel about them and they're not yet sure where the political battle lines lie.

But they do know they matter. A bipartisan majority of Americans said they expect data centers to become a campaign issue in their area eventually, the poll found, with nearly half saying it would become one within the next five years.

# DRAFT LEGISLATION

HB 535 Disposition of  
Public Property  
Modifications **3rd Sub.**  
(N. Walter)



Staff Recommendation:  
**Neutral** w/ Amendments

## **Before disposing of real property, local governments must:**

- Post a physical sign at the property stating it is for sale and that offers may be made to the local government.

## **Before disposing of a significant parcel (> \$500k), the local government must also:**

- Publish an announcement of intent to dispose of the property on the local government's website OR a real estate offering website for at least 45 days.
- Announce the intent to dispose of public property during a public meeting.

## **Disposal of property must be approved by majority vote, **UNLESS ordinance states different approval process.****

- Inform public of disposal action & terms (public meeting minutes, posting record of action on website, etc.)

***ULCT Working on additional amendment to clarify resolution can also govern approval process***

# Tax Increment Transparency Bill (SB 206)

## TIF Transparency/SB 206

HB 427 (N. Walter)

- Notice, disclosure



SB 228 (W. Harper)

- Reporting,  
dormancy/extension



HB 461 (R. Ward)

- State Land Use Authority  
Reporting



HB 507 (C. Roberts)

- RSDZ, reporting



### **Disclosure**

Documentation of project authorization meeting

Public purpose of project

type, amount of tax increment

cost analysis

“but for” analysis

### **Reporting**

GOEO -> STATS system

Project area budget, plan, map

Amount of tax increment collected, spent

Change in project taxable value

Expenditures

Benefits to taxing entities

**Aggregate STATS report to Political Subdivisions Interim Committee**

*Discussions ongoing on all TIF bills*

**Public Safety**

# DRAFT LEGISLATION

SB 262 Law Enforcement  
Usage of Unmarked  
Vehicles (D. McCay)



Staff Recommendation:  
***Oppose***

- Prohibits an employee from a law enforcement agency from using an unmarked law enforcement vehicle to pull someone over for a traffic infraction
- Clarifies that an employee of a law enforcement agency can use an unmarked vehicle to stop a vehicle for the purpose of investigation a crime other than a traffic violation

**Public Assistance**

# DRAFT LEGISLATION

H.B. 88 S5 Public  
Assistance Amendments  
(T. Lee)



Staff Recommendation:  
***Oppose*** as drafted

- Prohibits an agency or political subdivision from providing state or local benefits to an individual who is unlawfully present in the US.
- An employee of a city that knowingly fails to verify lawful presence or fails to maintain records regarding the verification of lawful presence is guilty of a class B misdemeanor. An executive director who is vested with a responsibility to administer or make policy for a state agency and who knowingly violates or allows an employee to violate this section is subject to removal from office
- An individual taxpayer who is injured by a violation of the section has a private right of action against an employee or executive director that knowingly violates the section- and the employee or executive director is not immune

# DRAFT LEGISLATION

2nd Sub H.B. 386  
Immigration Amendments  
(Sub sponsored by T. Lee,  
original bill sponsored by  
L. Shepherd)



Staff Recommendation:  
***Monitor***

- Underlying Bill dealt with repealing:
  - Guest Worker Program
  - Utah Pilot Sponsored Resident Immigrant Program Act
- Substitute Added Citizenship Check req for:
  - Home Loans guaranteed by VA or FHA
  - A License required from Dept of Commerce
  - Higher Education Assistance

**Water**

# DRAFT LEGISLATION

H.B. 501 Water Modifications  
(B. Bolinder)



Staff Recommendation:  
***Position Pending***

Beginning January 1, 2027:

To qualify for receipt of state funds for water infrastructure or water development, a public water system or wastewater system shall raise amount determined by state water board using formula below:

- The funds would stay with the local system**
- The system has have plan to get amount in 2 year**

Fee determined by Water Development Coordinating Council using this formula:

**Median Adjusted Gross Income**

**X**

**1.5% (if only water or wastewater) or  
3% (if both water and wastewater)**

**X**

**Number of connections**

~~Beginning January 1, 2031 every system pays~~

**Transportation**

# DRAFT LEGISLATION

S.B. 197 Transportation  
Funding and Governance  
Amendments (W. Harper)



Staff Recommendation:  
**Neutral**

- Changes from 3 member Board to 7 member Commission
- Senate appoints 2, House appoints 2, Governor appoints 3 with recommendations from local COGs
  - no elected officials
- Primary state objectives for new board:
  - efficiency of transit system
  - reduce debt
  - increase ridership

## **ULCT recommended priorities on SB 197:**

- 1) Robust local involvement on/with Board**
- 2) State funding partnership for transit**

**Feb 23: Sen. Harper accepted local gov't amends**

# DRAFT LEGISLATION

1st sub S.B. 197  
Transportation Funding and  
Governance Amendments  
(W. Harper)



Staff Recommendation:  
*Support*

## **ULCT recommended priorities on SB 197:**

- 1) Robust local involvement on/with Board**
- 2) State funding partnership for transit**

### **SB 197 + HB 586 = 1st sub SB 197**

- Changes from 3 member Board to 7 member Commission
- Senate appoints 2, House appoints 2, Governor appoints 3 with recommendations from local COGs
- Feb 23: Sen. Harper accepted some local gov't amend'ts

### **HB 586: (TTIF)**

- 1) Dedicated \$ for Transit Transportation Investment Fund**
- 2) Starting in FY 28, 5% (bill says 10%) of incremental growth in state sales tax above FY 26 baseline goes to TTIF**
- 3) Status of TTIF applications statewide**
  - a) 38 proposals; 5 funded
  - b) 9 fixed guideway (FrontRunner, TRAX, BRT, street car); 3 funded
  - c) 22 core routes/bus; 1 funded; 7 transit hub; 1 funded

# DRAFT LEGISLATION

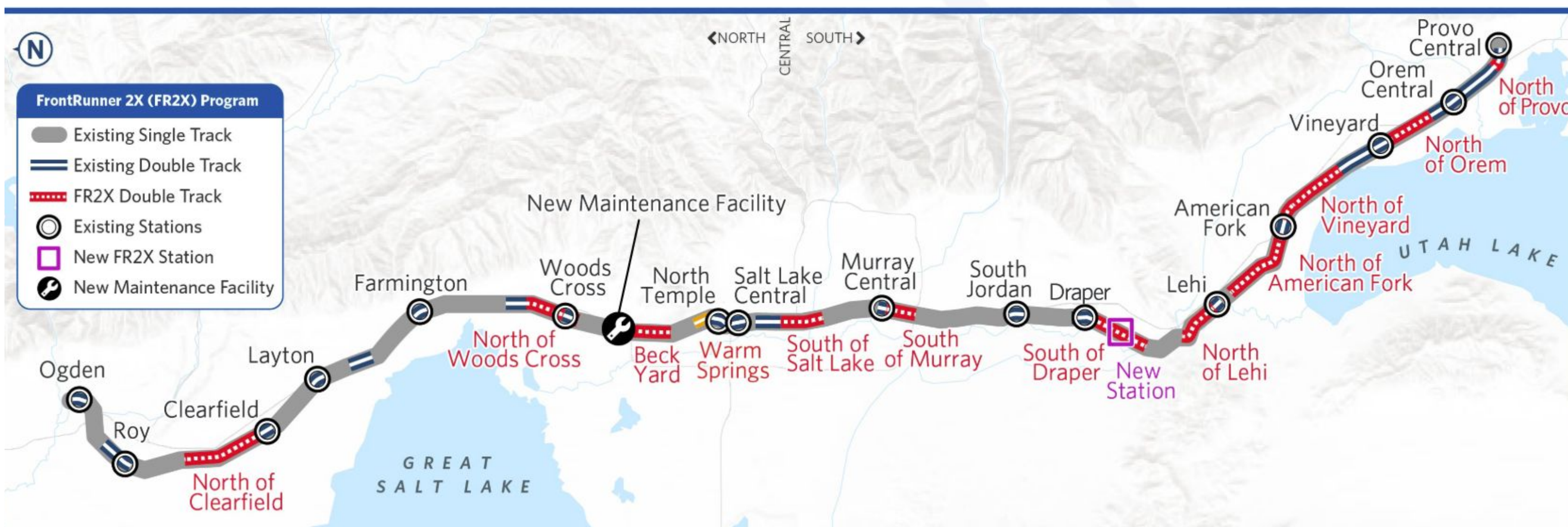
HB 586 Transportation  
Funding Amendments (C.  
Roberts)



Staff Recommendation:  
**Support**

- 1) **Create dedicated revenue stream for the Transit Transportation Investment Fund (TTIF)**
- 2) Starting in FY 28, 5% (bill says 10%) of incremental growth in state sales tax above FY 26 baseline goes to TTIF
- 3) TTIF dedication only occurs if economy grows
- 4) TTIF currently programmed through 2029
- 5) Status of TTIF applications statewide
  - a) 38 proposals; 5 funded
  - b) 9 fixed guideway (FrontRunner, TRAX, BRT, street car); 3 funded
  - c) 22 core routes/bus; 1 funded
  - d) 7 transit hub; 1 funded

# Strategic double track of FrontRunner (cost of approx. \$1 billion)



# TTIF: Transit Transportation Invest. Fund

## What would HB 586 mean?

|              | FY26    | FY27    | FY28    | FY29    | FY30    | FY31    | FY32    | FY33    | FY34    | FY35    |
|--------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Current TTIF | \$103.3 | \$106.1 | \$109.2 | \$112.5 | \$115.9 | \$119.3 | \$122.9 | \$126.6 | \$130.4 | \$134.3 |
| 5% growth    | BASE    | \$0     | \$16.4  | \$24.9  | \$33.7  | \$42.8  | \$52.1  | \$61.8  | \$71.7  | \$81.9  |
| Total TTIF   | \$103.3 | \$106.1 | \$142.0 | \$162.3 | \$183.3 | \$204.9 | \$227.2 | \$250.1 | \$260.7 | \$268.5 |

Legal

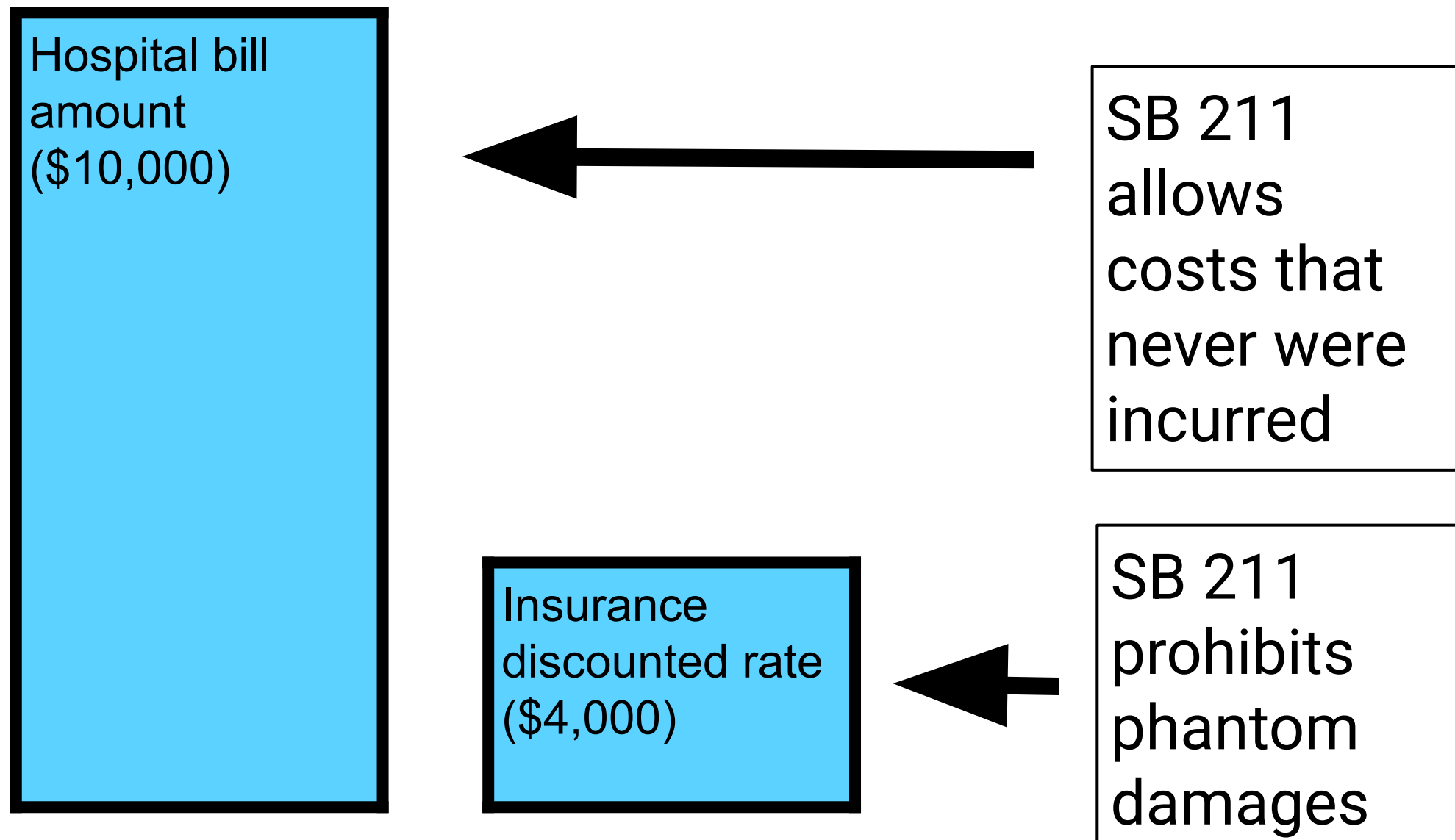
# DRAFT LEGISLATION

S.B. 211 Tort Reform (K.  
Cullimore)



Staff Recommendation:  
*Oppose*

- No evidence admitted for determination of liability, damage calculation, impeachment, or credibility in court **OR** in settlement



# DRAFT LEGISLATION

S.B. 280 Damages  
Amendments  
(R. Winterton)



Staff Recommendation:  
***Support***

## SIMPLE SUMMARY:

- Exact opposite of SB211:
- Injured plaintiffs cannot show damages in the amount of the hospital list price.
- Must show insurance discounted rate.

**NO “Phantom Damages”**

# DRAFT LEGISLATION

S5 H.B. 450 Data Privacy  
Amendments  
(D. Shallenberger)



Staff Recommendation:  
***Oppose Sub 5***

## Truth in Surveillance:

- Before implementing facial recognition system, persistent aerial surveillance, a license plate reader, or cell site simulator, approved by legislative body or elected official via a public hearing must be held providing the public:
  - A description of the technology to be implemented
  - A description of the data to be collected through the technology
  - A description and acknowledgement of the risks associated with technology;
  - A description and acknowledgement of how the technology will be governed and overseen
- Reauthorized by legislative body or elected official annually
- Important Dates:
  - If already implemented, then by November 30, 2027 must report to the legislative body the information above
  - Before May 6, 2028 must go through public process in order to continue the technology

# DRAFT LEGISLATION

S5 H.B. 450 Data Privacy  
Amendments

(D. Shallenberger)



Staff Recommendation:  
***Oppose S5***

- **WHO WAS AUDITED? NOTHING CHANGED WITH AUDITING!!**
- Gives ODP ability to give extension or exemption on its own - without application
- Retain the privacy program report
- Must submit your privacy report to ODP
- Moves contract provisions to 2027.
- Expands what an individual can request should be modified in a record
- New data breach requirements for notification
- Transparency study by commission and office of data privacy and report to committee by November 2027
- Ombudsperson:
  - Limits authority to mediate:
    - No GRAMA disputes
    - No Government Records Ombudsman issues
    - State Privacy Auditor role
  - Cannot conduct audit of governmental entity's privacy practices
  - Cannot expand the scope of mediation beyond complaint
  - Data privacy complaint must first go to the chief administrative officer before submitted to the ombudsperson
- Can only use controlled or private records obtained for the purposes outlined in the record series sent to the state archives.
- Redefines what a chief administrative officer

**Rapid Fire Updates**

# DRAFT LEGISLATION

S.B. 232 Regulatory  
Impacts on Families  
(L. Fillmore)



Staff Recommendation:  
***Neutral***

- Requires local legislative bodies (city councils, county commissions) and state agencies to consider the impacts of new ordinances/rules on families

**LPC Feedback**

**Interim Items**

# On the Horizon for Interim 2026

## **Economic development**

- HB 477 economic coordinating council
- Interm tax increment work group (HB507)

## **General Government**

- data privacy
- districts
- Olympics

## **Homelessness**

- Tyler Clancy takes over OHS
- Mitigation task force

## **Housing and Land Use**

- annexations
- billboards, I-15
- college town work group
- starter homes and zoning
- building inspections
- Dillon's rule
- Infrastructure standards
- Reasonable diligence
- And more

## **Impact Fees**

- OLAG audit
- SB 245, HB 568, HB 570

## **Revenue**

- apartment fees
- right of way fees
- property tax (notice, other process)

## **Water Use (conservation) and Fees**



**ULCT Bill Tracker**



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