

2025 LEGISLATIVE BILL TRACKER									1.24.25
Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance	Final	
Budget/Finance									
					Tourism Tax Discussion Anticipated - No Bill Language Available		Legislative Platform Policy #1		
Public Safety									
Schools	HB40	School Safety Amendments	Rep. Wilcox, Ryan		Requires security personnel to complete mental health assessments. It also modifies "county security chief" to "local law enforcement". Will definitely impact the school district and our police department. The school district will receive wages for security officer's for every schools within the district- not enough to pay for a certified police officers, benefit and wages (PCPD's preference). We are looking into other options to cover this cost, including a portion of their \$17 million tax initiative allocated for public safety within Summit Co.				
THC	HB54	Hemp Amendments	Rep. Dailey-Provost, Jennifer		Eliminates background check requirements for licenses and requires video surveillance systems at retail locations.				
Social Equity									
Pronouns	HB250	Public Employee Gender-specific Language Requirements	Rep. Peck, Nicholeen		Prohibits school districts from disciplining teachers who, in good faith, use the name and pronouns of a student that coincide with their biological gender, regardless of the individual's or the parents' preference.		Legislative Platform Policy #4 and 8		
Inmate Medical Resources	HB252	Transgender State Custody Amendments	Rep. Lisonbee, Karianne		Prohibits the Utah Department of Corrections from initiating surgical or hormonal treatments to help transgender prison inmates transition. However, mental healthcare may be provided to individuals suffering from gender dysphoria.		Legislative Platform Policy #4 and 8		
Student Housing	HB269	Privacy Protections in Sex-designated Areas	Rep. Gricius, Stephanie	Sen. Brammer, Brady	Requires individuals in student housing in higher education facilities to reside in facilities that correspond with their birth certificate and the individuals must have undergone primary sex characteristic surgery.		Legislative Platform Policy #4 and 8		
Housing, Building, Land Use, and Licensing									
Housing	HB37	Utah Housing Amendments	Rep. Dunnigan, James		Allows municipalities to implement a residential development overlay zone allowing single family dwellings on small lots (5,400 sf or smaller); diver housing options (duplex, triplex, four-plex, townhome, etc.); or a combination thereof. Minimum of 8 units per acre. Legislative body may require up to 5 years of owner occupancy, sold for no more than 120% AMI, or rented to 80% AMI max. Requires additional info in the moderate income housing report.				
Wildland Urban Interface	HB48	Wildland Urban Interface Modifications	Rep. Snider, Casey		Allows the county to assess a fee to property owners in the wildland urban interface (WUI) and use the fee for prevention, preparedness, and mitigation. Insurers may only use WUI boundaries identified by the Division of Forestry, Fire and State Lands. Local municipalities and counties shall adopt the Utah Wildland Interface Code to be eligible for funding.				

2025 LEGISLATIVE BILL TRACKER

1.24.25

Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance	Final
Building Inspections	HB58	Building Inspector Amendments	Rep. Peterson, Thomas		Identifies qualification for Building Officials including 6 yrs experience as an architect, engineer, inspector, or plans examiner; active license; 40 hrs. training. Requires the Uniform Building Code Commission to collect data- stakeholder feedback and prepare an annual report. Eliminated the requirement for building inspectors to be nationally certified and to all of the Commission to establish qualifications. Add additional provisions outlining unlawful conduct for building inspectors.			
Affordable Housing	HB88	Housing Policy Amendments	Rep. Ward, Raymond	Sen. Fillmore, Lincoln	Identifies an accessory dwelling unit, internal or external, on a lot containing a detached single family dwelling, is a permitted use in a residential zone of an urban municipality. The accessory dwelling unit can not be required to have larger setbacks than the single family home or have a larger setback than required for safety of the adjacent neighbor consents in writing. Urban Municipalities may not prohibit the use of modular units in a residential zone.		Legislative Policy Platform #2 and 6	
Zoning	HB90	Zoning Amendments	Rep. Ward, Raymond		Established that a detached single family dwelling on a lot of at least 4,000 sf is a permitted use in a residential zone in urban municipalities (in 1st or 2nd class county) Summit Co is 3rd class.			
Affordable Housing	HB149	Single Family Home Ownership Amendments	Rep. Clancy, Tyler		Prohibits institutional investors (partnership, corporation, LLC, etc.) from purchasing single family homes. Exception for affordable housing nonprofits, family trust (majority are related and a "TRUST" as defined by the IRS) or family LLC (up to 5 related individuals). Must alienate the home within 1 year of purchase			
Affordable Housing	HB151	Home Sales Amendments	Rep. Bennion, Gay Lynn		Restricts a single family home buyer in a first class county from purchasing unless the listing is 30 days old unless the purchaser signs an affidavit of intent to occupy the home as a primary residence for at least 1 year. The affidavit must be recorded on the property. Allows for sellers with exigent circumstances or a renter resides in the home. Prohibits the bulk sale (two or more single family homes) foreclosed single family homes in one transaction.			
Building Code	HB175	Home Construction Amendments	Rep. Ward, Raymond		Amends the International Residential Code to include 3- and 4-family dwellings.			
Housing Density	HB255	Local Land Use Modifications	Rep. Chew, Scott		Authorizes an owner of at least 50 contiguous acres of agricultural land in a county of the third, fourth, fifth, or sixth class to create a new lot that, after the division, is separate from the remainder of the original 50 contiguous acres of agricultural land. Requires the minor subdivision lot to be at least 500 feet from another minor subdivision lot within the same divided agricultural property.		Legislative Policy Platform #2 and 6	

2025 LEGISLATIVE BILL TRACKER

1.24.25

Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance	Final
Short Term Rentals	HB256	Municipal Zoning Amendments			Allows a municipality or county that regulates short-term rentals to use a listing on a short-term rental website as evidence that a short-term rental took place so long as the municipality or county has additional information to support its position that a property owner violated a municipality or county ordinance. Allows a municipality or county to provide notice to a short-term rental website indicating that a listing or offering violates business licensing requirements or zoning requirements. Provides that a short-term rental website is not obligated to remove a listing or offering unless it has received notice from a municipality or county. Provides that a municipality or county that imposes transient room tax on short-term rentals may provide a listing or offering on a short-term rental website to the county auditor as evidence that a short-term rental owner may be subject to the transient room tax.		Legislative Policy Platform #2 and 6	
Affordable Housing	SB23	First Home Investment Zone Amendments			Clarifies owner-occupancy requirements in a first home investment zone to be 80% household median county income and housing priced 80% of the zip code median home price. Requires 30 housing units per acre, at least 51% of the developable area be within the zone, and that 50% of homes are owner occupied in a home investment zone. Clarifies how extraterritorial homes may be included in density and owner-occupancy requirements for a first home investment zone.			
Affordable Housing	SB26	Housing and Transit Reinvestment Zone Amendments	Sen. Harper, Wayne	Rep. Whyte, Stephen	Amends the median gross income for a certain percentage of proposed dwelling units within the housing and transit reinvestment zone to the 60 and 80% county median gross income for households of the same size. Limits the collection of a tax increment for a housing and transit reinvestment zone project may be triggered no more than three times per project.			
Construction	SB58	Mobile Crane Amendments	Sen. Musselman, Calvin		Tower Cranes are allowed to carry a live load over affected and with airspace approval, not a load can not travel over affected land without permission. Mobile Craned requires an owner of real property on which a >3,500 lbs. per sf mobile crane will be used to obtain a geotechnical report and build a structural pad if the geotechnical report states that the property cannot support the maximum crane load. Establishes a presumption of negligence in a civil action for failure to comply.			
Land Use Processes	SB104	Boundary Line Amendments	Sen. Musselman, Calvin		Modifies the process for proposing a boundary adjustment (agreement between two property owners, not subdivision amendment). The land use authority shall approve the adjustment if no additional lots are created, does not impact the ROW. The boundary adjustment is effective immediately upon recording. Municipalities may allow for administrative land use decisions for subdivisions of 10 or fewer parcels.		Legislative Policy Platform #2 and 6	
Water Management & Environmental Sustainability								
Golf Course	SB92	Golf Course Amendments	Sen. McCay, Daniel		Requires USU to study water use on golf courses in the state, recommend methods to conserve, and provide a report to the Legislative Water Development Commission by June 30, 2028.			
Fluoride in Water	HB81	Fluoride Amendments	Rep. Gricius, Stephanie		Prohibits adding fluoride to public water systems.			

2025 LEGISLATIVE BILL TRACKER

1.24.25

Category & Impacted PCMC Dept	Bill #	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status if Known	Stance	Final
Water Billing	HB274	Water Amendments	Rep. Snider, Casey		Allows municipalities to set different water rates based on water conservation. Requires Impact fee plans intending to acquire water interest through a long-term water conservation efforts to include cost of the long-term conservation effort, the estimated increase in capacity, and the time period when the water conservation is realized. Retail water suppliers must consider water conservation when setting rates.			
Public Records, Open Meetings & Elections								
Election	HB300	Amendments to Election Law	Rep. Burton, Jefferson		Requires voters returning a mail-in ballot to return it in person and show ID. This would require drop off locations to be staffed by 2 poll workers.			
Election	SB53	Election Code Amendments	Sen. Musselman, Calvin		Aligns the deadline and voter signature process for mayor and council candidates of a new municipality with existing municipalities.			
Election	SB54	Appearance of Candidate Name on Ballot	Sen, Pitcher, Stephanie		Allows candidates to use a middle name, nickname, or initials on a ballot			