



2021 Legislature Bill Tracking Week 6 Ending February 26

Bill	Short Title	Sponsor	Highlighted Provisions	Last Action	UHC Position
HB 68 S03	Rental Expenses Disclosure Requirements	Rep. Judkins	This bill: requires an owner of a residential rental unit to make certain disclosures to a potential renter before accepting an application fee or any other payment; prohibits an owner from charging a renter under a rental agreement a fee, tax, assessment, interest, or other cost: that is not disclosed in the rental agreement, except under certain conditions; or in an amount greater than agreed to in the rental agreement; permits a prospective renter to seek reimbursement from an owner under certain conditions; prohibits an owner from charging a late fee that exceeds a certain amount; and makes technical and conforming changes .	Senate 2nd Reading Calendar	Support
HB 82 4th Sub	Single-family Housing Modifications	Rep. Ward	This bill: modifies and defines terms applicable to municipal and county land use development and management; allows a municipality or county to punish an individual who lists or offers a certain licensed or permitted accessory dwelling unit as a short-term rental; allows municipalities and counties to require specified physical changes to certain accessory dwelling units; in any single-family residential land use zone: requires municipalities and counties to classify certain accessory dwelling units as a permitted land use; and prohibits municipalities and counties from establishing restrictions or requirements for certain accessory dwelling units with limited exceptions; allows a municipality or county to hold a lien against real property containing certain accessory dwelling units in certain circumstances; provides for statewide amendments to the International Residential Code related to accessory dwelling units; requires the executive director of the Olene Walker Housing Loan Fund to establish a two-year pilot program to provide loan guarantees for certain loans related to accessory dwelling units; prevents a homeowners association from prohibiting the construction or rental of certain accessory dwelling units; and makes technical and conforming changes.	Senate Revenue and Taxation Committee	Support
HB 212	Homeless Youth Protection Amendments	Rep. Weight	This bill: clarifies that a person who provides shelter, care, or services to certain homeless youth may refer the homeless youth to temporary or permanent housing; and makes technical changes.	Senate 2nd Reading Calendar	Support

<u>HB 268</u>	Utah Fit Premises Act Amendments	Rep. Bennion	This bill: amends provisions regarding an owner's entry into a renter's residential rental unit.	<u>Failed in the House</u>	Support
<u>HB 347 1st Sub</u>	Homeless Services Amendments	Rep. Eliason	This bill: defines terms; creates within the Governor's Office of Management and Budget, the state homelessness coordinator, who is appointed by the governor and serves as an advisor to the governor on homelessness issues; creates the Office of Homeless Services (office) within the Department of Workforce Services; provides that the office is under the direction of the state homelessness coordinator; describes the responsibilities of the state homelessness coordinator; creates the Utah Homelessness Council (homelessness council); describes the responsibilities of the homelessness council; transfers the administration of existing state homelessness services programs and funds to the office and to the homelessness council; and makes technical changes.	<u>Senate 2nd Reading Calendar</u>	Support 1st substitute and any additional amendments provided by service providers
<u>HB 374 2nd Sub</u>	Restrictive Covenants Amendments	Rep. Winder	This bill: defines terms; prohibits the enforcement of a restrictive covenant in a previously recorded written instrument relating to real property; allows a property owner to record a modification document declaring a restrictive covenant void; allows a condominium or community association to amend the association's governing documents to remove a discriminatory restrictive covenant; and prevents a county recorder from charging a fee for recording a modification document	<u>Passed the House</u>	Support
<u>HB 424</u>	Alcohol Beverage Act Affordable Housing Fund	Rep. Owens	This bill: defines terms; reates the Alcoholic Beverage Control Act Affordable Housing Fund; provides for a percentage of revenue from liquor sales be credited to the fund; and outlines the uses of the money in the fund by the Olene Walker Housing Loan Fund.	House Rules Committee	Support

<u>HJR 13</u>	Joint Resolution Declaring Racism a Moral and Public Health Crisis	Rep. Hollins	This resolution: affirms that differences in access to opportunities and resources according to race persist; highlights racial disparities in health measures, including COVID-19 risks; describes calls by various organizations for racism to be addressed; declares racism to be a moral and public health crisis; and expresses the Legislature's commitment to: identify and abolish state policies that are discriminatory; and identify actions that may be taken by the state to help mitigate the impacts of any discriminatory policies of the past.	House 3rd Reading Calendar for House bills (Circled)	Support
<u>SB 164</u>	Utah Housing Affordability Amendments	Senator Anderegg	This bill: modifies definitions; modifies provisions related to a municipality collecting certain fees; provides that a municipality may grant real property that will be used for affordable housing units; bullet provides that a municipality shall offset costs for a developer, if a developer is required to provide affordable housing units or contribute to a housing fund as a result of a local ordinance; bullet creates an affordable housing pilot program modifies the potential uses of a community reinvestment agency's housing allocation; describes additional activities that may receive funding from the Olene Walker Housing Loan Fund, including a mediation program and predevelopment grants; modifies the responsibilities of the Automated Geographic Reference Center; and makes technical changes.	<u>Senate Natural Resources, Agriculture, and Environment Committee</u>	<u>Amendments need to be made for us to support entire bill. The 1st Sub has not been adopted. There might be a 2nd Substitute. Support the \$800,00 allocation.</u>

<p><u>SB 217 1st Sub</u></p>	<p>Housing and Transit Reinvestment Zone Act</p>	<p>Sen. Harper</p>	<p>This bill: enacts the Housing and Transit Reinvestment Zone Act; defines terms; establishes objectives and requirements for a municipality or public transit county to create a housing and transit reinvestment zone to capture tax increment revenue within a defined area around a commuter rail station; requires a municipality or public transit county to submit a housing and transit reinvestment zone proposal to the Governor's Office of Economic Development; requires the Governor's Office of Economic Development to initiate an analysis of the feasibility, efficiency, rate of return, and other aspects of the proposed housing and transit reinvestment zone; creates and defines membership of a committee to review the proposed housing and transit reinvestment zone; requires the committee to evaluate the proposed housing and transit reinvestment zone and approve if certain criteria are met; requires participation from local taxing entities if the housing and transit reinvestment zone proposal meets the statutory requirements and is approved by the committee; defines permitted uses and administration of tax increment revenue generated pursuant to the housing and transit reinvestment zone; provides procedures for a housing and transit reinvestment zone that overlaps with a community reinvestment project; provides for certain protections of tax increment revenues; requires a certain portion of sales and use tax increment generated within a sales and use tax boundary that corresponds to the housing and transit reinvestment zone boundary to be deposited into the Transit and Transportation Investment Fund; amends provisions related to prioritization of certain funds related to transportation for a project that is part of an housing and transit reinvestment zone; and makes technical changes.</p>	<p><u>Passed the Senate</u></p>	<p>Support</p>
<p><u>SB 221</u></p>	<p>Short-term Rental Amendments</p>	<p>Sen. Anderegg</p>	<p>This bill: prohibits a municipality or county from enacting or enforcing an ordinance that would not allow owner-occupied short-term rentals; and prohibits a municipality or county from using tax revenue to rent a short-term rental for the purpose of enforcing an ordinance that prohibits renting a short-term rental.</p>	<p><u>Senate Revenue and Taxation Committee</u></p>	<p>Oppose</p>

[BUDGET Approved \(Housing and Homelessness \\$50 million; line 330\)](#)

Senator Anderegg: SB 164 Utah Housing Affordability Amendments will have two Appropriations.

\$300,000 for expansion of the Housing Mediation Program

\$500,000 for technical assistance for small rural Projects

SB 164 1st sub (not adopted) allocates \$20 million one-time for homeownership for school districts

Senator Anderegg requested \$5 million to Social Services Appropriations Subcommittee (lost from SB 39)

\$2.5 M for OWHLF

\$2.5M for Preservation

Senator Kitchen and Rep. Collard requested \$15 million form Social Services Appropriations Subcommittee for Affordable Housing

Bill	Title	Sponsor	Last Action
HB 56	Intergenerational Poverty Mitigation Act Amendments	WINDEM	Senate/ 1st reading (Introduced)
HB 98 S02	Local Government Building Regulation Amendments	RAYP	House/ to Senate
HB 226 S01	Long-term Care Patient and Consumer Rights Protection	BALLAMG	House/ to Senate
HB 234	Division of Real Estate Amendments	MUSSECR	Senate/ placed on 2nd Reading Calendar
HB 247 S02	Transient Room Tax Amendments	ALBRECR	Senate/ placed on 2nd Reading Calendar
HB 248	Mental Health Support Program for First Responders	KWANK	Senate/ placed on 2nd Reading Calendar
HB 249 S02	Public Access to Court Records	HANDYSG	Senate/ placed on 2nd Reading Calendar
HB 256 S02	County Land Use and Development Amendments	TEUSCJ	Senate/ placed on 2nd Reading Calendar
HB 259	Lead Exposure Education and Testing Amendments	BARLOSE	Senate/ to standing committee
HB 273	Single-family Housing Amendments	PETERVL	House/ received fiscal note from Fiscal Analyst
HB 304 S02	Digital Opportunity Access Amendments	DAILEJ	Senate/ placed on 2nd Reading Calendar
HB 305	Quality Growth Act	FERRYJ	Senate Comm - Not Considered

<u>HB 309</u>	Intergenerational Poverty Work and Self-sufficiency Tax Credit	SPENDRM	House Rules Committee
<u>HB 317</u>	Eminent Domain Amendments	PETERM	House Rules Committee
<u>HB 348 S01</u>	Economic Development Amendments	HAWKETD	Senate/ placed on 2nd Reading Calendar
<u>HB 354</u>	Rural Municipal Economic Development Loan Program	STENQJ	House Rules Committee
<u>HB 361</u>	Minimum Wage Modifications	MATTHA	House Rules Committee
<u>HB 362</u>	Utah Housing Corporation Amendments	WARDR	House Rules Committee
<u>HB 365 S01</u>	State Agency Realignment	RAYP	House/ to Senate
<u>HB 409</u>	Municipal and County Land Use and Development Revisions	WALDRS	House Political Subdivisions Committee
<u>HJR 11</u>	Joint Rules Resolution - Executive Appropriations Committee	MOSSJ	Senate Rules Committee
<u>SB 26 S02</u>	Property Tax Relief Amendments	DAVISG	House/ return to Rules due to fiscal impact
<u>SB 42</u>	Tax Commission Administrative Garnishment Process	BRAMBCS	House/ return to Rules due to fiscal impact
<u>SB 52 S02</u>	Property Tax Deferral Modifications	FILLML	House/ to standing committee
<u>SB 65 S01</u>	Community Reinvestment Agency Amendments	HARPEWA	House/ to standing committee
<u>SB 71</u>	Property Acquisition Amendments	FILLML	Senate/ to standing committee
<u>SB 89</u>	Preconstruction and Construction Liens Amendments	MCKELMK	Senate/ to standing committee
<u>SB 111</u>	Records of Residential Property Owner Zoning Violations	MAYNEK	Senate Comm - Not Considered
<u>SB 129</u>	Real Property Recording Amendments	WINTER	Senate/ to standing committee

<u>SB 141 S01</u>	Task Force on Food Security	ESCAML	Senate/ passed 2nd reading
<u>SB 190</u>	Interstate Compact for Economic Development	MCCAYD	Senate Comm - Held
<u>SB 197</u>	Trust Deed Amendments	WILSOCH	House/ to standing committee
<u>SB 200</u>	Consumer Privacy Act	CULLIKA	Senate/ circled
<u>SB 204 S01</u>	Permitting Amendments	CULLIKA	Senate/ to House
<u>SB 231 S01</u>	Expungement Amendments	WEILET	Senate Comm - Favorable Recommendation
<u>SB 243</u>	Political Subdivisions Amendments	STEVEJW	Senate/ to standing committee
<u>SB 245</u>	Net Metering Amendments	CULLIKA	LFA/ bill sent to agencies for fiscal input

Behavioral Health Services Funding Amendments	ELIASS
CARES Act Tax Amendments	BENNIGL
Community Association Rule Amendments	SNOWVL
Community Impact Fund Board Amendments	WINTER
Condominium and Community Association Meetings Amendments	CHRISS
Discovery Reform Amendments	BRAMMB
Domestic Violence Modifications	LISONK
Domestic Violence Revisions	MCKELMK
Expungement Act Amendments	WEILET
Fire Code Amendments	PETERVL
Impact Fee Prohibitions Amendments	NELSOMF
Inland Port Amendments	GIBSOFD
Land Conservation Task Force	FERRYJ
Mortgage Amendments	JUDKIM
Mortgage License Regulation Amendments	CULLIKA
Municipal Development Fees	WALDRS
Pay for Success Program	MOSSJ
Point of the Mountain Infrastructure Funding Amendments	SNOWVL

Post-Retirement Mental Health Coverage for First Responders	WALDRS
Property Disclosure Amendments	WALDRS
Rural Economic Development Amendments	OWENSD
School and Institutional Trust Funds Amendments	MOSSJ
Social Media Standards of Use	ADAMSJS
Task Force on Systemic Inequalities and Disparities	ESCAML
Tax Increment Financing Amendments	NELSOMF
Transient Room Tax Use Amendments	SNOWVL
Transit Oriented Development Amendments	CULLIKA
Unauthorized Practice of Law Amendments	MCKELMK

Passed Bills

Bill	Title	Sponsor	Last Action
HB 17 S01	Utility Permitting Amendments	HANDYSG	House/ to Governor
HB 25	Mental Health Protections for First Responders	KWANK	House/ signed by Speaker/ sent for enrolling
HB 63	Impact Fees Amendments	PIERUC	House/ signed by Speaker/ sent for enrolling
SB 31	Condominium and Community Association Regulation Amendments	BRAMBCS	Draft of Enrolled Bill Prepared
SB 43	Residential Mortgage Regulatory Commission Amendments	BRAMBCS	Draft of Enrolled Bill Prepared