



2021 Legislature Bill Tracking Week 7 Ending March 5

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 .	Passed	Support
HB 82 5th 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.	Passed	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.	Passed	Support

HB 268	Utah Fit Premises Act Amendments	Rep. Bennion	This bill: amends provisions regarding an owner's entry into a renter's residential rental unit.	Failed	Support
HB 347 2nd Sub	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.	Passed	Support
HB 374 2nd Sub	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	Passed	Support
HB 424	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.	Failed	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.	Failed	Support
<u>SB 164 4th Sub</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.	Passed	Support

<u>SB 217 2nd Sub</u>	Housing and Transit Reinvestment Zone Act	Sen. Harper	<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 certain public transit facilities; 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, 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 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>	Passed the Senate	Support
<u>SB 221</u>	Short-term Rental Amendments	Sen. Anderegg	<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>	Failed	Oppose

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

Senator Anderegg: SB 164 Utah Housing Affordability Amendments has two **one-time** Appropriations.

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

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

A more detailed fact sheet will be provided soon with all allocations for housing and homelessness based on SB 3 <https://le.utah.gov/~2021/bills/static/SB0003.html>

Bill	Title	Sponsor	Last Action
HB 17 S01	Utility Permitting Amendments	HANDYSG	Passed
HB 25	Mental Health Protections for First Responders	KWANK	Passed
HB 63	Impact Fees Amendments	PIERUC	Passed
SB 31	Condominium and Community Association Regulation Amendments	BRAMBCS	Passed
SB 43	Residential Mortgage Regulatory Commission Amendments	BRAMBCS	Passed
HB 56	Intergenerational Poverty Mitigation Act Amendments	WINDEM	Passed
HB 98 S04	Local Government Building Regulation Amendments	RAYP	Passed
HB 226 S01	Long-term Care Patient and Consumer Rights Protection	BALLAMG	Passed
HB 234	Division of Real Estate Amendments	MUSSECR	Passed
HB 247 S03	Transient Room Tax Amendments	ALBRECR	Passed
HB 249 S02	Public Access to Court Records	HANDYSG	Passed
HB 256 S02	County Land Use and Development Amendments	TEUSCJ	Passed
HB 259	Lead Exposure Education and Testing Amendments	BARLOSE	Passed
HB 305 S01	Quality Growth Act	FERRYJ	Passed

HB 348 S02	Economic Development Amendments	HAWKETD	Passed
HB 365 S01	State Agency Realignment	RAYP	Passed
HB 409 S02	Municipal and County Land Use and Development Revisions	WALDRS	Passed
HJR 11	Joint Rules Resolution - Executive Appropriations Committee	MOSSJ	Passed
SB 26 S03	Property Tax Relief Amendments	DAVISG	Passed
SB 42 S01	Tax Commission Administrative Garnishment Process	BRAMBCS	Passed
SB 52 S02	Property Tax Deferral Modifications	FILLML	Passed
SB 65 S02	Community Reinvestment Agency Amendments	HARPEWA	Passed
SB 197	Trust Deed Amendments	WILSOCH	Passed
SB 243 S03	Political Subdivisions Amendments	STEVEJW	Passed
HB 248	Mental Health Support Program for First Responders	KWANK	Passed



HB 273	Single-family Housing Amendments	PETERVL	Not Heard
HB 304 S02	Digital Opportunity Access Amendments	DAILEJ	Failed
HB 309	Intergenerational Poverty Work and Self-sufficiency Tax Credit	SPENDRM	Not Heard
HB 317	Eminent Domain Amendments	PETERM	Not Heard
HB 354	Rural Municipal Economic Development Loan Program	STENQJ	Not Heard

<u>HB 361</u>	Minimum Wage Modifications	MATTHA	Not Heard
<u>HB 362</u>	Utah Housing Corporation Amendments	WARDR	Not Heard
<u>SB 71</u>	Property Acquisition Amendments	FILLML	Not Heard
<u>SB 89</u>	Preconstruction and Construction Liens Amendments	MCKELMK	Not Heard
<u>SB 111</u>	Records of Residential Property Owner Zoning Violations	MAYNEK	Not Heard
<u>SB 129</u>	Real Property Recording Amendments	WINTER	Not Heard
<u>SB 190</u>	Interstate Compact for Economic Development	MCCAYD	Held in Committee and Sent back to Rules
<u>SB 200</u>	Consumer Privacy Act	CULLIKA	Failed
<u>SB 204 S01</u>	Permitting Amendments	CULLIKA	Failed
<u>SB 231 S01</u>	Expungement Amendments	WEILET	Failed
<u>SB 245</u>	Net Metering Amendments	CULLIKA	Not Heard