

**Representative Mike K. McKell** proposes the following substitute bill:

**ON PREMISE SIGNAGE AMENDMENTS**

2017 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Mike K. McKell**

Senate Sponsor: \_\_\_\_\_

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**LONG TITLE**

**General Description:**

This bill amends definitions related to an on-premise sign and a comprehensive development.

**Highlighted Provisions:**

This bill:

- ▶ defines "comprehensive development";
- ▶ amends certain location restrictions for an advertising structure owned by a public assembly facility;
- ▶ amends provisions related to signage in a comprehensive development; and
- ▶ makes technical changes.

**Money Appropriated in this Bill:**

None

**Other Special Clauses:**

None

**Utah Code Sections Affected:**

AMENDS:

[72-7-502](#), as last amended by Laws of Utah 2016, Chapter 299

[72-7-504](#), as last amended by Laws of Utah 2016, Chapter 299



26 **72-7-508**, as last amended by Laws of Utah 2016, Chapter 299

27 REPEALS:

28 **72-7-504.6**, as enacted by Laws of Utah 2016, Chapter 299

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30 *Be it enacted by the Legislature of the state of Utah:*

31 Section 1. Section **72-7-502** is amended to read:

32 **72-7-502. Definitions.**

33 As used in this part:

34 (1) "Clearly visible" means capable of being read without obstruction by an occupant  
35 of a vehicle traveling on the main traveled way of a street or highway within the visibility area.

36 (2) "Commercial or industrial activities" means those activities generally recognized as  
37 commercial or industrial by zoning authorities in this state, except that none of the following  
38 are commercial or industrial activities:

39 (a) agricultural, forestry, grazing, farming, and related activities, including wayside  
40 fresh produce stands;

41 (b) transient or temporary activities;

42 (c) activities not visible from the main-traveled way;

43 (d) activities conducted in a building principally used as a residence; and

44 (e) railroad tracks and minor sidings.

45 (3) (a) "Commercial or industrial zone" means only:

46 (i) those areas within the boundaries of cities or towns that are used or reserved for  
47 business, commerce, or trade, or zoned as a highway service zone, under enabling state  
48 legislation or comprehensive local zoning ordinances or regulations;

49 (ii) those areas within the boundaries of urbanized counties that are used or reserved  
50 for business, commerce, or trade, or zoned as a highway service zone, under enabling state  
51 legislation or comprehensive local zoning ordinances or regulations;

52 (iii) those areas outside the boundaries of urbanized counties and outside the  
53 boundaries of cities and towns that:

54 (A) are used or reserved for business, commerce, or trade, or zoned as a highway  
55 service zone, under comprehensive local zoning ordinances or regulations or enabling state  
56 legislation; and

57 (B) are within 8420 feet of an interstate highway exit, off-ramp, or turnoff as measured  
58 from the nearest point of the beginning or ending of the pavement widening at the exit from or  
59 entrance to the main-traveled way; or

60 (iv) those areas outside the boundaries of urbanized counties and outside the  
61 boundaries of cities and towns and not within 8420 feet of an interstate highway exit, off-ramp,  
62 or turnoff as measured from the nearest point of the beginning or ending of the pavement  
63 widening at the exit from or entrance to the main-traveled way that are reserved for business,  
64 commerce, or trade under enabling state legislation or comprehensive local zoning ordinances  
65 or regulations, and are actually used for commercial or industrial purposes.

66 (b) "Commercial or industrial zone" does not mean areas zoned for the sole purpose of  
67 allowing outdoor advertising.

68 (4) "Comprehensive development" means a development that complies with the  
69 following:

70 (a) the development is comprised of commercial, institutional, or industrial activities;

71 (b) the development is located on land on one side of a controlled route;

72 (c) the lots or parcels within the development are contiguous except for:

73 (i) public or private roadways, railroad rights-of-way, or utility areas that provide  
74 access or service to the development; or

75 (ii) conservation or waterway areas incorporated into the development;

76 (d) the development has been developed by a single developer, including successors;

77 (e) the development has a common identity, with an interrelated plan for common  
78 signage, and holds itself out as a planned common development;

79 (f) the development has common areas for parking, amenities, or landscaping that are  
80 actively managed or maintained by a permanent association, binding arrangement, or  
81 irrevocable covenant or other agreement that includes all owners within the boundaries of the  
82 development; and

83 (g) the development must exclude narrow strips of land when the sole purpose is  
84 facilitating on-premise signage, such as common areas or other lands not used for commercial,  
85 industrial, or institutional purposes.

86 [~~4~~] (5) "Comprehensive local zoning ordinances or regulations" means a  
87 municipality's comprehensive plan required by Section 10-9a-401, the municipal zoning plan

88 authorized by Section 10-9a-501, and the county master plan authorized by Sections  
89 17-27a-401 and 17-27a-501. Property that is rezoned by comprehensive local zoning  
90 ordinances or regulations is rebuttably presumed to have not been zoned for the sole purpose of  
91 allowing outdoor advertising.

92 ~~[(5)]~~ (6) "Contiguous" means that a portion of one parcel of land is situated  
93 immediately adjacent to, and shares a common boundary with, a portion of another parcel of  
94 land.

95 ~~[(6)]~~ (7) "Controlled route" means any route where outdoor advertising control is  
96 mandated by state or federal law, including under this part and under the Utah-Federal  
97 Agreements described in Section 72-7-501.

98 ~~[(7)]~~ (8) "Directional signs" means signs containing information about public places  
99 owned or operated by federal, state, or local governments or their agencies, publicly or  
100 privately owned natural phenomena, historic, cultural, scientific, educational, or religious sites,  
101 and areas of natural scenic beauty or naturally suited for outdoor recreation, that the department  
102 considers to be in the interest of the traveling public.

103 ~~[(8)]~~ (9) (a) "Erect" means to construct, build, raise, assemble, place, affix, attach,  
104 create, paint, draw, or in any other way bring into being.

105 (b) "Erect" does not include any activities defined in Subsection ~~[(8)]~~ (9)(a) if they are  
106 performed incident to the change of an advertising message or customary maintenance of a  
107 sign.

108 ~~[(9)]~~ (10) "Highway service zone" means a highway service area where the primary use  
109 of the land is used or reserved for commercial and roadside services other than outdoor  
110 advertising to serve the traveling public.

111 ~~[(10)]~~ (11) "Information center" means an area or site established and maintained at  
112 rest areas for the purpose of informing the public of:

113 (a) places of interest within the state; or

114 (b) any other information that the department considers desirable.

115 ~~[(11)]~~ (12) "Interchange or intersection" means those areas and their approaches where  
116 traffic is channeled off or onto an interstate route, excluding the deceleration lanes, acceleration  
117 lanes, or feeder systems, from or to another federal, state, county, city, or other route.

118 ~~[(12)]~~ (13) "Maintain" means to allow to exist, subject to the provisions of this chapter.

119            [~~(13)~~] (14) "Maintenance" means to repair, refurbish, repaint, or otherwise keep an  
120 existing sign structure safe and in a state suitable for use, including signs destroyed by  
121 vandalism or an act of God.

122            [~~(14)~~] (15) "Main-traveled way" means the through traffic lanes, including auxiliary  
123 lanes, acceleration lanes, deceleration lanes, and feeder systems, exclusive of frontage roads  
124 and ramps. For a divided highway, there is a separate main-traveled way for the traffic in each  
125 direction.

126            [~~(15)~~] (16) "Major sponsor" means a sponsor of a public assembly facility or of a team  
127 or event held at the facility where the amount paid by the sponsor to the owner of the facility,  
128 to the team, or for the event is at least \$100,000 per year.

129            [~~(16)~~] (17) "Official signs and notices" means signs and notices erected and maintained  
130 by public agencies within their territorial or zoning jurisdictions for the purpose of carrying out  
131 official duties or responsibilities in accordance with direction or authorization contained in  
132 federal, state, or local law.

133            [~~(17)~~] (18) "Off-premise sign" means a sign located in an area zoned industrial,  
134 commercial, or H-1 and in an area determined by the department to be unzoned industrial or  
135 commercial that advertises an activity, service, event, person, or product located on premises  
136 other than the premises on which the sign is located.

137            [~~(18)~~] (19) "On-premise sign" means a sign used to advertise the sale or lease of, or  
138 activities conducted on, the property on which the sign is located.

139            [~~(19)~~] (20) "Outdoor advertising" means any outdoor advertising structure or outdoor  
140 structure used in combination with an outdoor advertising sign or outdoor sign within the  
141 outdoor advertising corridor which is visible from a place on the main-traveled way of a  
142 controlled route.

143            [~~(20)~~] (21) "Outdoor advertising corridor" means a strip of land 660 feet wide,  
144 measured perpendicular from the edge of a controlled highway right-of-way.

145            [~~(21)~~] (22) "Outdoor advertising structure" or "outdoor structure" means any sign  
146 structure, including any necessary devices, supports, appurtenances, and lighting that is part of  
147 or supports an outdoor sign.

148            [~~(22)~~] (23) "Point of widening" means the point of the gore or the point where the  
149 intersecting lane begins to parallel the other lanes of traffic, but the point of widening may

150 never be greater than 2,640 feet from the center line of the intersecting highway of the  
151 interchange or intersection at grade.

152 ~~[(23)]~~ (24) "Public assembly facility" means a convention facility as defined under  
153 Section 59-12-602 that:

154 (a) includes all contiguous interests in land, improvements, and utilities acquired,  
155 constructed, and used in connection with the operation of the public assembly facility, whether  
156 the interests are owned or held in fee title or a lease or easement for a term of at least 40 years,  
157 and regardless of whether the interests are owned or operated by separate governmental  
158 authorities or districts;

159 (b) is wholly or partially funded by public money;

160 (c) requires a person attending an event at the public assembly facility to purchase a  
161 ticket or that otherwise charges for the use of the public assembly facility as part of its regular  
162 operation; and

163 (d) has a minimum and permanent seating capacity of at least 10,000 people.

164 ~~[(24)]~~ (25) "Public assembly facility sign" means a sign located on a public assembly  
165 facility that only advertises the public assembly facility, major sponsors, events, the sponsors of  
166 events held or teams playing at the facility, and products sold or services conducted at the  
167 facility.

168 ~~[(25)]~~ (26) "Relocation" includes the removal of a sign from one situs together with the  
169 erection of a new sign upon another situs in a commercial or industrial zoned area as a  
170 substitute.

171 ~~[(26)]~~ (27) "Relocation and replacement" means allowing all outdoor advertising signs  
172 or permits the right to maintain outdoor advertising along the interstate, federal aid primary  
173 highway existing as of June 1, 1991, and national highway system highways to be maintained  
174 in a commercial or industrial zoned area to accommodate the displacement, remodeling, or  
175 widening of the highway systems.

176 ~~[(27)]~~ (28) "Remodel" means the upgrading, changing, alteration, refurbishment,  
177 modification, or complete substitution of a new outdoor advertising structure for one permitted  
178 pursuant to this part and that is located in a commercial or industrial area.

179 ~~[(28)]~~ (29) "Rest area" means an area or site established and maintained within or  
180 adjacent to the right-of-way by or under public supervision or control for the convenience of

181 the traveling public.

182 ~~[(29)]~~ (30) "Scenic or natural area" means an area determined by the department to  
183 have aesthetic value.

184 ~~[(30)]~~ (31) "Traveled way" means that portion of the roadway used for the movement  
185 of vehicles, exclusive of shoulders and auxiliary lanes.

186 ~~[(31)]~~ (32) (a) "Unzoned commercial or industrial area" means:

187 (i) those areas not zoned by state law or local law, regulation, or ordinance that are  
188 occupied by one or more industrial or commercial activities other than outdoor advertising  
189 signs;

190 (ii) the lands along the highway for a distance of 600 feet immediately adjacent to  
191 those activities; and

192 (iii) lands covering the same dimensions that are directly opposite those activities on  
193 the other side of the highway, if the department determines that those lands on the opposite side  
194 of the highway do not have scenic or aesthetic value.

195 (b) In measuring the scope of the unzoned commercial or industrial area, all  
196 measurements shall be made from the outer edge of the regularly used buildings, parking lots,  
197 storage, or processing areas of the activities and shall be along or parallel to the edge of  
198 pavement of the highway.

199 (c) All signs located within an unzoned commercial or industrial area become  
200 nonconforming if the commercial or industrial activity used in defining the area ceases for a  
201 continuous period of 12 months.

202 ~~[(32)]~~ (33) "Urbanized county" means a county with a population of at least 125,000  
203 persons.

204 ~~[(33)]~~ (34) "Visibility area" means the area on a street or highway that is:

205 (a) defined at one end by a line extending from the base of the billboard across all lanes  
206 of traffic of the street or highway in a plane that is perpendicular to the street or highway; and

207 (b) defined on the other end by a line extending across all lanes of traffic of the street  
208 or highway in a plane that is:

209 (i) perpendicular to the street or highway; and

210 (ii) 500 feet from the base of the billboard.

211 Section 2. Section **72-7-504** is amended to read:

212           **72-7-504. Advertising prohibited near interstate or primary system -- Exceptions**  
213 **-- Logo advertising -- Department rules.**

214           (1) As used in this section, "specific service trailblazer sign" means a guide sign that  
215 provides users with business identification or directional information for services and eligible  
216 activities that are advertised on a logo advertising sign authorized under Subsection (3)(a)(i).

217           (2) Outdoor advertising that is capable of being read or comprehended from any place  
218 on the main-traveled way of an interstate or primary system may not be erected or maintained,  
219 except:

220           (a) directional and other official signs and notices authorized or required by law,  
221 including signs and notices pertaining to natural wonders and scenic and historic attractions,  
222 informational or directional signs regarding utility service, emergency telephone signs, buried  
223 or underground utility markers, and above ground utility closure signs;

224           (b) on-premise signs advertising the sale or lease of property upon which the  
225 on-premise signs are located;

226           (c) on-premise signs advertising major activities conducted on the property where the  
227 on-premise signs are located;

228           (d) public assembly facility signs;

229           (e) on-premise signs within a [~~unified commercial~~] comprehensive development as  
230 [~~described~~] defined in Section [~~72-7-504.6~~] 72-7-502, and in accordance with Subsection  
231 72-7-508(8), so long as the placement of a sign within a comprehensive development does not  
232 cause a reduction in federal aid money or funds pursuant to 23 U.S.C. Sec. 131;

233           (f) signs located in a commercial or industrial zone;

234           (g) signs located in unzoned industrial or commercial areas as determined from actual  
235 land uses; and

236           (h) logo advertising under Subsection (3).

237           (3) (a) The department may itself or by contract erect, administer, and maintain  
238 informational signs:

239           (i) on the main-traveled way of an interstate or primary system, as it existed on June 1,  
240 1991, specific service signs for the display of logo advertising and information of interest,  
241 excluding specific service trailblazer signs as defined in rules adopted in accordance with  
242 Section 41-6a-301, to the traveling public if:



243 (A) the department complies with Title 63G, Chapter 6a, Utah Procurement Code, in  
244 the lease or other contract agreement with a private party for the sign or sign space; and

245 (B) the private party for the lease of the sign or sign space pays an amount set by the  
246 department to be paid to the department or the party under contract with the department under  
247 this Subsection (3); and

248 (ii) only on rural conventional roads as defined in rules adopted in accordance with  
249 Section 41-6a-301 in a county of the fourth, fifth, or sixth class for tourist-oriented directional  
250 signs that display logo advertising and information of interest to the traveling public if:

251 (A) the department complies with Title 63G, Chapter 6a, Utah Procurement Code, in  
252 the lease or other contract agreement with a private party for the tourist-oriented directional  
253 sign or sign space; and

254 (B) the private party for the lease of the sign or sign space pays an amount set by the  
255 department to be paid to the department or the party under contract with the department under  
256 this Subsection (3).

257 (b) The amount shall be sufficient to cover the costs of erecting, administering, and  
258 maintaining the signs or sign spaces.

259 (c) (i) Any sign erected pursuant to this Subsection (3) which was existing as of March  
260 1, 2015, shall be permitted as if it were in compliance with this Subsection (3).

261 (ii) A noncompliant sign shall only be permitted for the contract period of the  
262 advertising contract.

263 (iii) A new advertising contract may not be issued for a noncompliant sign.

264 (d) The department may consult the Governor's Office of Economic Development in  
265 carrying out this Subsection (3).

266 (4) (a) Revenue generated under Subsection (3) shall be:

267 (i) applied first to cover department costs under Subsection (3); and

268 (ii) deposited in the Transportation Fund.

269 (b) Revenue in excess of costs under Subsection (3)(a) shall be deposited in the  
270 General Fund as a dedicated credit for use by the Governor's Office of Economic Development  
271 no later than the following fiscal year.

272 (5) Outdoor advertising under Subsections (2)(a), (f), (g), and (h) shall conform to the  
273 rules made by the department under Sections 72-7-506 and 72-7-507.

274 Section 3. Section 72-7-508 is amended to read:

275 **72-7-508. Unlawful outdoor advertising -- Adjudicative proceedings -- Judicial**  
276 **review -- Costs of removal -- Civil and criminal liability for damaging regulated signs --**  
277 **Immunity for Department of Transportation.**

278 (1) Outdoor advertising is unlawful when:

279 (a) erected after May 9, 1967, contrary to the provisions of this chapter;

280 (b) a permit is not obtained as required by this part;

281 (c) a false or misleading statement has been made in the application for a permit that  
282 was material to obtaining the permit;

283 (d) the sign for which a permit was issued is not in a reasonable state of repair, is  
284 unsafe, or is otherwise in violation of this part; or

285 (e) a sign in the outdoor advertising corridor is permitted by the local zoning authority  
286 as an on-premise sign and the sign, from time to time or continuously, advertises an activity,  
287 service, event, person, or product located on property other than the property on which the sign  
288 is located.

289 (2) The establishment, operation, repair, maintenance, or alteration of any sign contrary  
290 to this chapter is also a public nuisance.

291 (3) Except as provided in Subsections (4) and (10), in its enforcement of this section,  
292 the department shall comply with the procedures and requirements of Title 63G, Chapter 4,  
293 Administrative Procedures Act.

294 (4) (a) The district courts shall have jurisdiction to review by trial de novo all final  
295 orders of the department under this part resulting from formal and informal adjudicative  
296 proceedings.

297 (b) Venue for judicial review of final orders of the department shall be in the county in  
298 which the sign is located.

299 (5) If the department is granted a judgment in an action brought under Subsection (4),  
300 the department is entitled to have any nuisance abated and recover from the responsible person,  
301 firm, or corporation, jointly and severally:

302 (a) the costs and expenses incurred in removing the sign; and

303 (b) (i) \$500 for each day the sign was maintained following the expiration of 10 days  
304 after notice of agency action was filed and served under Section 63G-4-201;

305 (ii) \$750 for each day the sign was maintained following the expiration of 40 days after  
306 notice of agency action was filed and served under Section 63G-4-201;

307 (iii) \$1,000 for each day the sign was maintained following the expiration of 70 days  
308 after notice of agency action was filed and served under Section 63G-4-201; and

309 (iv) \$1,500 for each day the sign was maintained following the expiration of 100 days  
310 after notice of agency action was filed and served under Section 63G-4-201.

311 (6) (a) Any person, partnership, firm, or corporation who vandalizes, damages, defaces,  
312 destroys, or uses any sign controlled under this chapter without the owner's permission is liable  
313 to the owner of the sign for treble the amount of damage sustained and all costs of court,  
314 including a reasonable attorney's fee, and is guilty of a class C misdemeanor.

315 (b) This Subsection (6) does not apply to the department, its agents, or employees if  
316 acting to enforce this part.

317 (7) The following criteria shall be used for determining whether an existing sign within  
318 an interstate outdoor advertising corridor has as its purpose unlawful off-premise outdoor  
319 advertising:

320 (a) whether the sign complies with this part;

321 (b) whether the premise includes an area:

322 (i) from which the general public is serviced according to normal industry practices for  
323 organizations of that type; or

324 (ii) that is directly connected to or is involved in carrying out the activities and normal  
325 industry practices of the advertised activities, services, events, persons, or products;

326 (c) whether the sign generates revenue:

327 (i) arising from the advertisement of activities, services, events, or products not  
328 available on the premise according to normal industry practices for organizations of that type;

329 (ii) arising from the advertisement of activities, services, events, persons, or products  
330 that are incidental to the principal activities, services, events, or products available on the  
331 premise; and

332 (iii) including the following:

333 (A) money;

334 (B) securities;

335 (C) real property interest;

336 (D) personal property interest;  
337 (E) barter of goods or services;  
338 (F) promise of future payment or compensation; or  
339 (G) forbearance of debt;  
340 (d) whether the purveyor of the activities, services, events, persons, or products being  
341 advertised:

342 (i) carries on hours of operation on the premise comparable to the normal industry  
343 practice for a business, service, or operation of that type, or posts the hours of operation on the  
344 premise in public view;

345 (ii) has available utilities comparable to the normal industry practice for an entity of  
346 that type; and

347 (iii) has a current valid business license or permit under applicable local ordinances,  
348 state law, and federal law to conduct business on the premise upon which the sign is located;

349 (e) whether the advertisement is located on the site of any auxiliary facility that is not  
350 essential to, or customarily used in, the ordinary course of business for the activities, services,  
351 events, persons, or products being advertised; or

352 (f) whether the sign or advertisement is located on property that is not contiguous to a  
353 property that is essential and customarily used for conducting the business of the activities,  
354 services, events, persons, or products being advertised or is located outside of a comprehensive  
355 development.

356 (8) (a) A sign within an outdoor advertising corridor is not unlawful under this part if  
357 the sign is within a comprehensive development and complies with Subsections (8)(b) and (c).

358 (b) An on-premise sign within a comprehensive development:

359 (i) may advertise businesses, services, or activities occurring within the comprehensive  
360 development consistent with Subsection (7);

361 (ii) must include the name of the comprehensive development prominently displayed  
362 on each sign face visible from a place on the main-traveled way of a controlled route; and

363 (iii) may not advertise a business, services, or operations for properties that have been  
364 removed or revoked from inclusion within the comprehensive development through the  
365 termination of the association, covenant, or agreement.

366 (c) An off-premise sign within a comprehensive development may advertise a business,

367 service, or activity occurring outside of the comprehensive development only in accordance  
368 with a permit issued in accordance with Section [72-7-507](#).

369 (d) Upon request of the department, a developer or owner advertising on a sign within  
370 a comprehensive development within an outdoor advertising corridor shall provide documents  
371 confirming compliance with the requirements of a comprehensive development, including  
372 maps or plats depicting the boundaries of the comprehensive development.

373 ~~[(8)]~~ (9) The following do not qualify as a business under Subsection (7):

374 (a) public or private utility corridors or easements;

375 (b) railroad tracks;

376 (c) outdoor advertising signs or structures;

377 (d) vacant lots;

378 (e) transient or temporary activities; or

379 (f) storage of accessory products.

380 ~~[(9)]~~ (10) The sign owner has the burden of proving, by a preponderance of the  
381 evidence, that the advertised activity is conducted on the premise.

382 ~~[(10)]~~ (11) (a) If the department has issued two or more notices of violation of  
383 Subsection (1)(e) for an existing sign within the last three years, the department may bring an  
384 action to enforce in any state court of competent jurisdiction against a person, firm, or  
385 corporation that satisfies one or more of the following prerequisites:

386 (i) has a present ownership interest in the sign;

387 (ii) had an ownership interest in the sign on one or more of the days the sign was in  
388 violation of Subsection (1)(e);

389 (iii) has a present ownership interest in the property upon which the sign is located, or  
390 in contiguous property [~~as defined in Subsection [72-7-504.6\(1\)](#)~~] in accordance with Subsection  
391 (8);

392 (iv) had an ownership interest in the property upon which the sign is located~~[, or in~~  
393 ~~contiguous property as defined in Subsection [72-7-504.6\(1\)](#)];~~ on one or more of the days the  
394 sign was in violation of Subsection (1)(e);

395 (v) received or became entitled to receive compensation in any form for the unlawful  
396 outdoor advertising; or

397 (vi) solicited the advertising.

398 (b) In an action under Subsection [(10)] (11)(a):

399 (i) except as provided in Subsection [(10)] (11)(c), the provisions of Subsections (7)  
400 and [(8)] (9) apply; and

401 (ii) the defendants have the burden of proving, by a preponderance of the evidence, that  
402 the advertising in question is lawful under this part.

403 (c) In an action under Subsection [(10)] (11)(a), for an on-premise sign within a  
404 [~~unified commercial~~] comprehensive development [~~Section 72-7-504.6~~] Subsection (8) applies.

405 (d) If the department is granted judgment in an action under this Subsection [(10)] (11),  
406 the department is entitled to recover from the defendants, jointly and severally, \$1,500 for each  
407 day on which the sign was used for unlawful off-premises outdoor advertising.

408 Section 4. **Repealer.**

409 This bill repeals:

410 Section **72-7-504.6, Unified commercial development.**