

HB0435S01 compared with HB0435

~~{Omitted text}~~ shows text that was in HB0435 but was omitted in HB0435S01
inserted text shows text that was not in HB0435 but was inserted into HB0435S01

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Building Code Amendments
2025 GENERAL SESSION
STATE OF UTAH
Chief Sponsor: Michael L. Kohler
Senate Sponsor:

LONG TITLE

General Description:

This bill modifies ~~{the County Land Use, Development, and Management Act}~~ local government provisions relating to high tunnel structures.

Highlighted Provisions:

This bill:

- ▶ provides an exemption for a high tunnel structure from county building regulation{-} ; and
- ▶ adds to the permissible uses of a high tunnel structure.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

AMENDS:

10-9a-525 , as enacted by Laws of Utah 2015, Chapter 129 , as enacted by Laws of Utah 2015, Chapter 129

ENACTS:

HB0435 compared with HB0435S01

18 **17-27a-536** , Utah Code Annotated 1953 , Utah Code Annotated 1953

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

21 Section 1. Section 10-9a-525 is amended to read:

22 **10-9a-525. High tunnels -- Exemption from municipal regulation.**

23 (1) As used in this section, "high tunnel" means a structure that:

24 (a) is not a permanent structure;

25 (b) is used for the growing, keeping, storing, sale, or shelter of an agricultural commodity; and

27 (c) has a:

28 (i) metal, wood, or plastic frame;

29 (ii) plastic, woven textile, or other flexible covering; and

30 (iii) floor made of soil, crushed stone, matting, pavers, or a floating concrete slab.

31 (2) A municipal building code does not apply to a high tunnel.

32 (3) No building permit shall be required for the construction of a high tunnel.

33 Section 2. Section 2 is enacted to read:

34 **17-27a-536. High tunnels -- Exemption from county regulation.**

20 (1) As used in this section, "high tunnel" means a structure that:

21 (a) is not a permanent structure;

22 (b) is used for the growing, keeping, storing, sale, or shelter of an agricultural commodity; and

23 (c) has a:

24 (i) metal, wood, or plastic frame;

25 (ii) plastic, woven textile, or other flexible covering; and

26 (iii) floor made of soil, crushed stone, matting, pavers, or a floating concrete slab.

27 (2) A county building code does not apply to a high tunnel.

28 (3) No building permit shall be required for the construction of a high tunnel.

45 Section 3. **Effective date.**

This bill takes effect on May 7, 2025.

2-26-25 9:06 AM