

Val L. Peterson proposes the following substitute bill:

**Highway Expansion Impacts on Signage Amendments**

2025 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Val L. Peterson**

Senate Sponsor:

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**LONG TITLE**

**General Description:**

This bill amends provisions related to the relocation of a billboard due to road construction or other highway changes.

**Highlighted Provisions:**

This bill:

- amends provisions related to the relocation of a billboard if the billboard was obstructed or impacted by the widening, construction, reconstruction, or other improvements appurtenant to the relevant highway.

**Money Appropriated in this Bill:**

None

**Other Special Clauses:**

None

**Utah Code Sections Affected:**

AMENDS:

**72-7-510**, as last amended by Laws of Utah 2008, Chapter 3

**72-7-510.5**, as last amended by Laws of Utah 2009, Chapter 170

**72-7-513**, as last amended by Laws of Utah 1999, Chapter 72

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

Section 1. Section **72-7-510** is amended to read:

**72-7-510 . Existing outdoor advertising not in conformity with part -- Procedure -- Eminent domain -- Compensation -- Relocation.**

(1) As used in this section, "nonconforming sign" means a sign that has been erected in a zone or area other than commercial or industrial or where outdoor advertising is not permitted under this part.

(2)(a) The department may acquire by gift, purchase, agreement, exchange, or eminent

domain, any existing outdoor advertising and all property rights pertaining to the outdoor advertising which were lawfully in existence on May 9, 1967, and which by reason of this part become nonconforming.

(b) If the department, or any town, city, county, governmental entity, public utility, or any agency or the United States Department of Transportation under this part, prevents the maintenance as defined in Section 72-7-502, or requires that maintenance of an existing sign be discontinued, the sign in question shall be considered acquired by the entity and just compensation will become immediately due and payable.

(c) Eminent domain shall be exercised in accordance with the provision of Title 78B, Chapter 6, Part 5, Eminent Domain.

(3)(a) Just compensation shall be paid for outdoor advertising and all property rights pertaining to the same, including the right of the landowner upon whose land a sign is located, acquired through the processes of eminent domain.

(b) For the purposes of this part, just compensation shall include the consideration of damages to remaining properties, contiguous and noncontiguous, of an outdoor advertising sign company's interest, which remaining properties, together with the properties actually condemned, constituted an economic unit.

(c) The department is empowered to remove signs found in violation of Section 72-7-508 without payment of any compensation.

(4) Except as specifically provided in this section or Section 72-7-513, this part may not be construed to permit a person to place or maintain any outdoor advertising adjacent to any interstate or primary highway system which is prohibited by law or by any town, city, or county ordinance. Any town, city, county, governmental entity, or public utility which requires the removal, relocation, alteration, change, or termination of outdoor advertising shall pay just compensation as defined in this part and in Title 78B, Chapter 6, Part 5, Eminent Domain.

(5) Except as provided in Section 72-7-508, no sign shall be required to be removed by the department nor sign maintenance as described in this section be discontinued unless at the time of removal or discontinuance there are sufficient funds, from whatever source, appropriated and immediately available to pay the just compensation required under this section and unless at that time the federal funds required to be contributed under 23 U.S.C., Sec. 131, if any, with respect to the outdoor advertising being removed, have been appropriated and are immediately available to this state.

(6)(a) If any outdoor advertising use, structure, or permit may not be continued because of the widening, construction, or reconstruction along an interstate, federal aid primary highway existing as of June 1, 1991, or national highway systems highway, the owner shall have the option to relocate and remodel the use, structure, or permit to another location:

(i) within the same municipality or unincorporated county:

~~[(i)]~~ (A) on the same property;

~~[(ii)]~~ (B) on adjacent property;

(C) on either side of the same highway; or

~~[(iii) on the same highway within 5280 feet of the previous location, which may be extended 5280 feet outside the areas described in Subsection 72-7-505(3)(c)(i)(A), on either side of the same highway; or]~~

~~[(iv)]~~ (D) mutually agreed upon by the owner and the county or municipality in which the use, structure, or permit is located[-] ; or

(ii) within a different municipality or unincorporated county mutually agreed upon by the owner and the different municipality or county

(b) The relocation under Subsection (6)(a) shall be in a commercial or industrial zoned area or where outdoor advertising is permitted under this part.

(c) The county or municipality in which the use or structure is located or is to be relocated as described in Subsection (6)(a) shall, if necessary, provide for the relocation and remodeling by ordinance for a special exception to its zoning ordinance.

(d) The relocated and remodeled use or structure may be:

(i) erected to a height and angle to make it clearly visible to traffic on the main-traveled way of the highway to which it is relocated or remodeled;

(ii) the same size and at least the same height as the previous use or structure, but the relocated use or structure may not exceed the size and height permitted under this part;

(iii) relocated to a comparable vehicular traffic count.

(7)(a) The governmental entity, quasi-governmental entity, or public utility that causes the need for the outdoor advertising relocation or remodeling as provided in Subsection (6)(a) shall pay the costs related to the relocation, remodeling, or acquisition.

(b) If a governmental entity prohibits the relocation and remodeling as provided in [

Subsection (6)(a), it] Subsections (6)(a)(i)(A), (B), or (C), and an agreement as described in Subsection (6)(a)(i)(D) or (6)(a)(ii) is not reached, the governmental entity that prohibited the relocation or remodeling under Subsection (6)(a)(i)(A), (B), or (C) shall pay just compensation as provided in Subsection (3).

Section 2. Section **72-7-510.5** is amended to read:

**72-7-510.5 . Height adjustments for outdoor advertising signs.**

[(1) If the view and readability of an outdoor advertising sign, including a sign that is a nonconforming sign as defined in Section 72-7-510, a noncomplying structure as defined in Sections 10-9a-103 and 17-27a-103, or a nonconforming use as defined in Sections 10-9a-103 and 17-27a-103 is obstructed due to a noise abatement or safety measure, grade change, construction, directional sign, highway widening, or aesthetic improvement made by an agency of this state, along an interstate, federal aid primary highway existing as of June 1, 1991, national highway systems highway, or state highway or by an improvement created on real property subsequent to the department's disposal of the property under Section 72-5-111, the owner of the sign may:]

[(a) adjust the height of the sign; or]

[(b) relocate the sign to a point within 500 feet of its prior location, if the sign complies with the spacing requirements under Section 72-7-505 and is in a commercial or industrial zone.]

(1) As used in this section:

(a) "Obstructed" means the view and readability of a sign is obstructed:

(i) due to a noise abatement or safety measure, grade change, construction, directional sign, highway widening, or aesthetic improvement made by an agency of this state; or

(ii) by an improvement created on real property subsequent to the department's disposal of the property under Section 72-5-111.

(b) "Sign" includes an outdoor advertising sign that is:

(i) a nonconforming sign as defined in Section 72-7-510;

(ii) a noncomplying structure as defined in Section 10-9a-103 or 17-27a-103; or

(iii) a nonconforming use as defined in Section 10-9a-103 or 17-27a-103.

(2) If a sign is located along an interstate, federal aid primary highway existing as of June 1, 1991, or national highway systems highway, and the sign becomes obstructed, the owner of the sign may:

(a) adjust the height of the obstructed sign;

- (b) relocate the obstructed sign to a location within the same municipality or unincorporated county, on either side of the same highway, if:
- (i) the relocated sign complies with the spacing requirements under Section 72-7-505;
- and
- (ii) the relocated sign is in a commercial or industrial zone; or

(c) relocate the obstructed sign:

- (i) to a location that is mutually agreed upon by the owner and the same municipality or unincorporated county in which the obstructed sign is located; or
- (ii) to a location in a different municipality or unincorporated county that is mutually agreed upon by the owner and the different municipality or county.

(3) If an obstructed sign is located along a state highway, as designated in Chapter 4, Designation of State Highways Act, the owner of the sign may:

(a) adjust the height of the obstructed sign;

(b) relocate the obstructed sign to a location within the same municipality or unincorporated county, on either side of the same highway, if:

- (i) the relocated sign is within one mile of the sign's prior location;
- (ii) the relocated sign complies with the spacing requirements under Section 72-7-505; and
- (iii) the relocated sign is located in a commercial or industrial zone; or

(c) relocate the obstructed sign to a location that is mutually agreed upon by the owner and:

- (i) the same municipality or unincorporated county in which the obstructed sign is located; or
- (ii) any other municipality or unincorporated county.

[(2)] (4) A height adjusted sign under this section does not constitute a substantial change to the sign.

[(3)] (5) The county or municipality in which the [~~outdoor advertising~~] obstructed sign is located or is to be relocated shall, if necessary, provide for the height adjustment or relocation by ordinance for a special exception to its zoning ordinance.

[(4)] (6)(a) The height adjusted sign:

(i) may be erected:

- (A) to a height to make the entire advertising content of the sign clearly visible;
- and
- (B) to an angle to make the entire advertising content of the sign clearly visible;

166 and

167 (ii) shall be the same size as the previous sign.

168 (b) The provisions of Subsection ~~[(4)(a)]~~ (6)(a) are an exception to the height  
169 requirements under Section 72-7-505.

170 Section 3. Section **72-7-513** is amended to read:

171 **72-7-513 . Relocation on state highways.**

- 172 (1) As used in this section, "state highway" means those highways designated as state  
173 highways in ~~[Title 72, Chapter 4, Designation of State Highways Act]~~ Chapter 4,  
174 Designation of State Highways Act, on July 1, 1999, and any subsequently designated  
175 state highway.
- 176 (2) If any outdoor advertising use or structure may not be continued because of the  
177 widening, construction, or reconstruction along a state highway, the owner shall have  
178 the option:
- 179 (a) to relocate and remodel the use or structure to another location within the same  
180 municipality or unincorporated county:
- 181 ~~[(a)]~~ (i) on the same property;
- 182 ~~[(b)]~~ (ii) on adjacent property; or
- 183 ~~[(c)]~~ (iii) on either side of the same highway if the new location is within [2640 feet]  
184 one mile of the previous location~~[-on either side of the same highway];~~ or
- 185 ~~[(d)]~~ (b) to relocate the use or structure to another location:
- 186 (i) mutually agreed upon by the owner and the county or municipality in which the  
187 use, structure, or permit is located[-] ; or
- 188 (ii) mutually agreed upon by the owner and another municipality or county.
- 189 (3) The relocation under Subsection (2) shall be in a commercial or industrial zoned area or  
190 where outdoor advertising is permitted under this part.
- 191 (4) The county or municipality in which the use or structure is located or is to be relocated  
192 under Subsection (2) shall, if necessary, provide for the relocation and remodeling by  
193 ordinance for a special exception to its zoning ordinance.
- 194 (5) The relocated and remodeled use or structure may be:
- 195 (a) erected to a height and angle to make it clearly visible to traffic on the main-traveled  
196 way of the highway to which it is relocated or remodeled;
- 197 (b) the same size and at least the same height as the previous use or structure, but the  
198 relocated use or structure may not exceed the size and height permitted under this  
199 part;

(c) relocated to a comparable vehicular traffic count.

(6)(a) The governmental entity, quasi-governmental entity, or public utility that causes the need for the outdoor advertising relocation or remodeling as provided in Subsection (2) shall pay the costs related to the relocation, remodeling, or acquisition.

(b) If a governmental entity prohibits the relocation and remodeling as provided in Subsection [(2)(a), (b), or (c), it] (2)(a)(i), (ii), or (iii), and an agreement as described in Subsection (2)(b) is not reached, the governmental entity that prohibited the relocation or remodeling under Subsection (2)(a)(i), (ii), or (iii) shall pay just compensation as provided in Subsection 72-7-510(3).

Section 4. **Effective Date.**

This bill takes effect on May 7, 2025.