

Olympics Amendments
 2025 GENERAL SESSION
 STATE OF UTAH
Chief Sponsor: Jon Hawkins
 Senate Sponsor:

LONG TITLE

General Description:

This bill modifies provisions of the Olympic and Paralympic Winter Games Act.

Highlighted Provisions:

This bill:

- codifies requirements that relate to a sale or transfer of part of an Olympic facility, which requirements were previously approved by the Legislature via joint resolutions;

- codifies requirements that must be met before any portion of an Olympic facility may be sold or transferred;

- requires the governor, or the governor's designee, and an Olympic facility manager to meet with the Legislative Management Committee in connection with approving a sale of a part of an Olympic facility; and

- requires an Olympic facility manager to give prior notice of certain structural changes in the organization to the Legislative Management Committee.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

ENACTS:

63G-28-403, Utah Code Annotated 1953

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

Section 1. Section **63G-28-403** is enacted to read:

63G-28-403 . Requirements for sale of any interest in an Olympic facility.

(1) As used in this section:

(a) "Olympic facility" means a building, area of land, an area of land with improvements, or any other real property that is used, or is intended be used, for

31 sporting or other official events of the 2034 Olympic and Paralympic Winter Games.

32 (b)(i) "Olympic facility manager" means an entity that owns, controls, operates, or
33 manages a facility that:

34 (A) is an Olympic facility; and

35 (B) was constructed primarily by the state, or a state agency, using state funds and
36 for the purpose of serving as a facility for use in an Olympic and Paralympic
37 Winter Games.

38 (ii) "Olympic facility manager" does not include the state or a political subdivision.

39 (c) "Political subdivision" means the same as that term is defined in Section 63A-15-102.

40 (d) "Sale," "sell," "sells," or "sold" means to transfer ownership, title to, control of, or
41 possession of real property or an interest in real property, with or without
42 consideration.

43 (2)(a) Before any interest in, or any property contained within, an Olympic facility is
44 sold by an Olympic facility manager, the following conditions shall be met:

45 (i) the aggregate of all negotiated sales conducted under this section may not exceed
46 10% of the original acreage of the Olympic facility;

47 (ii) the Olympic facility manager shall ensure that any transaction involving a sale of
48 a portion of an Olympic facility:

49 (A) provides for a fair return on the value of the real property or interest being
50 sold; and

51 (B) does not result in the Olympic facility manager bearing any financial risk for
52 the development or use of the portion of the Olympic facility that is sold;

53 (iii) an Olympic facility manager shall give notice of a potential sale in writing to the
54 governor, the president of the Senate, and the speaker of the House of
55 Representatives before entering into any negotiation, contract, or agreement that
56 involves the sale of a portion of an Olympic facility;

57 (iv) before executing any agreement that obligates an Olympic facility manager to
58 sell a portion of an Olympic facility, the Olympic facility manager shall:

59 (A) obtain the written approval of the governor, subject to Subsection (2)(b);

60 (B) meet with the Legislative Management Committee as required under
61 Subsection (2)(c); and

62 (C) obtain the approval of the Legislature by means of a joint resolution;

63 (v) an Olympic facility manager may not agree to the imposition of a lien, mortgage,
64 debt, trust deed, pledge, assignment, judgment, or any other financial

- 65 encumbrance or obligation against an Olympic facility, but may encumber that
66 portion of the Olympic facility that is not being sold to grant rights-of-way or
67 easements, but only to the extent:
- 68 (A) necessary for the real estate development on the portion of the Olympic
69 facility being sold; and
- 70 (B) approved in writing by the governor after the governor determines that the
71 Olympic facility manager is legally able to encumber the Olympic facility;
- 72 (vi) before executing any agreement obligating an Olympic facility manager to sell a
73 portion of an Olympic facility, the Olympic facility manager shall:
- 74 (A) obtain a written legal opinion that any legal requirements or restrictions
75 related to the sale of a portion of the Olympic facility can be satisfied before
76 the execution of the sale of a portion of the Olympic facility; and
- 77 (B) provide a copy of the legal opinion to the governor, the president of the
78 Senate, and the speaker of the House or Representatives; and
- 79 (vii) an Olympic facility manager shall enter into an agreement with the governor's
80 office, or other entity designated by the governor's office, to indemnify, hold
81 harmless, and release the state and any of the state's entities, officers, members,
82 agents, volunteers, and employees from and against any and all losses, claims,
83 damages, injuries, liabilities, suits, or proceedings arising out of any transaction to
84 sell a portion of an Olympic facility or the performance of any transaction,
85 including court costs, reasonable attorney fees and disbursements, and all amounts
86 paid in investigation, defense, or settlement in connection with, arising out of, or
87 resulting from a transaction to sell a portion of an Olympic facility.
- 88 (b) Before providing any written approval that is required in Subsection (2)(a)(iv):
- 89 (i) the governor shall take reasonable steps to ensure that any legal requirements or
90 restrictions on the state related to the sale of a portion of the Olympic facility can
91 be satisfied before the execution date of the sale, including, as applicable,
92 termination of any reversionary interest held by the state in any portion of the
93 Olympic facility being sold; and
- 94 (ii) the governor or the governor's designee shall meet with the Legislative
95 Management Committee to:
- 96 (A) inform the Legislative Management Committee of whether the governor
97 intends to provide written approval under this section;
- 98 (B) report on the timeline and status of the governor's required actions under this

99 section; and

100 (C) answer questions from the Legislative Management Committee.

101 (c) Before executing any agreement that obligates an Olympic facility manager to sell a
102 portion of an Olympic facility, the Olympic facility manager shall meet with the
103 Legislative Management Committee to:

104 (i) inform the Legislative Management Committee of the status of any negotiation or
105 sale;

106 (ii) report on the timeline and status of the Olympic facility manager's required
107 actions under this section; and

108 (iii) answer questions from the Legislative Management Committee.

109 (3) An Olympic facility manager shall, before making any change in its articles of
110 incorporation, bylaws, or changes in the requirements of its membership, meet with the
111 Legislative Management Committee to give notice of the proposed changes and to
112 answer questions from the Legislative Management Committee.

113 **Section 2. Effective Date.**

114 This bill takes effect on May 7, 2025.