

Thomas W. Peterson proposes the following substitute bill:

Building Code Amendments

2025 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Michael L. Kohler

Senate Sponsor: Michael K. McKell

LONG TITLE

General Description:

This bill modifies 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

Utah Code Sections Affected:

AMENDS:

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

ENACTS:

17-27a-536, Utah Code Annotated 1953

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

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

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

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

- (a) is not a permanent structure;
- (b) is used for the growing, keeping, storing, sale, or shelter of an agricultural commodity; and
- (c) has a:
 - (i) metal, wood, or plastic frame;
 - (ii) plastic, woven textile, or other flexible covering; and

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

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

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

Section 2. Section **17-27a-536** is enacted to read:

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

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

(a) is not a permanent structure;

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

(c) has a:

(i) metal, wood, or plastic frame;

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

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

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

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

Section 3. **Effective Date.**

This bill takes effect on May 7, 2025.