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Tax Amendments
2026 GENERAL SESSION
STATE OF UTAH
Chief Sponsor: Wayne A. Harper
House Sponsor: R. Neil Walter

LONG TITLE

General Description:

This bill modifies provisions relating to tax.

Highlighted Provisions:

This bill:

▸ creates the Statewide Tax Administration and Technology Solutions program, which includes the following services:

- maintenance and enhancement of the statewide property tax system, including statewide web portals;
- provision of property valuation services;
- valuation of personal property of telecommunications service providers;
- participation in a study on the rate of a recovery fee for rentals of heavy equipment;

and

• collation of information from county auditors on project areas and from entities that seek to receive and receive tax increment financing;

- establishes the program manager;
- transfers responsibilities from the Multicounty Appraisal Trust (MCAT) to the program manager;
- transfers existing MCAT personal property and unexpended revenue to the program manager;
- imposes accounting and reporting obligations on the program manager;
- grants rulemaking authority to the State Tax Commission to establish the requirements for the statewide property tax system and for a county to comply with a factoring order;
- provides the conditions for a county to opt out of use of the statewide property tax system;

- 28 ▶ beginning July 1, 2026, requires an entity intending to use tax increment to first:
- 29 • conduct a public meeting; and
- 30 • submit information to the program manager and notice to the taxing entities providing
- 31 tax increment and the entities distributing tax increment;
- 32 ▶ requires most types of entities that receive more revenue from tax increment than
- 33 anticipated to use the revenue to pay off debt;
- 34 ▶ requires an entity that receives tax increment to report annually to the program manager;
- 35 ▶ excludes certain property valuation increases from the calculation of locally assessed new
- 36 growth;
- 37 ▶ excludes increases to the value of tangible personal property from the calculation of
- 38 project area new growth;
- 39 ▶ modifies definitions relating to public service districts to reflect the transition of land
- 40 within the public service districts from unincorporated county to incorporated cities or
- 41 towns since the public service districts formed; and
- 42 ▶ makes technical and conforming changes.

43 **Money Appropriated in this Bill:**

44 None

45 **Other Special Clauses:**

46 This bill provides a special effective date.

47 This bill provides retrospective operation.

48 **Utah Code Sections Affected:**

49 AMENDS:

50 **10-21-101 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,
51 First Special Session, Chapter 15

52 **10-21-504 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,
53 First Special Session, Chapter 15

54 **11-58-803 (Effective 05/06/26)**, as last amended by Laws of Utah 2018, Second Special
55 Session, Chapter 1

56 **11-59-208 (Effective 05/06/26) (Repealed 01/01/29)**, as enacted by Laws of Utah 2022,
57 Chapter 237

58 **11-70-401 (Effective 05/06/26)**, as last amended by Laws of Utah 2025, First Special
59 Session, Chapter 16

60 **17-80-101 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,
61 First Special Session, Chapter 14

62 **17-80-504 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,
63 First Special Session, Chapter 14
64 **17C-1-606 (Effective 05/06/26)**, as last amended by Laws of Utah 2025, Chapter 480
65 **17D-4-205 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2021,
66 Chapter 314
67 **59-2-306.5 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws
68 of Utah 2024, Chapter 315
69 **59-2-307 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws of
70 Utah 2022, Chapter 239
71 **59-2-308 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws of
72 Utah 2022, Chapter 239
73 **59-2-704 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws of
74 Utah 2025, Chapter 337
75 **59-2-919.1 (Effective 05/06/26) (Superseded 07/01/26) (Applies beginning 01/01/26)**, as
76 last amended by Laws of Utah 2025, Chapter 518
77 **59-2-919.1 (Effective 07/01/26)**, as last amended by Laws of Utah 2025, Chapter 518
78 **59-2-924 (Effective 01/01/27)**, as last amended by Laws of Utah 2025, First Special
79 Session, Chapter 15
80 **59-2-924.2 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws
81 of Utah 2025, Chapter 29
82 **59-2-1601 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws
83 of Utah 2024, Chapter 263
84 **59-2-1602 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws
85 of Utah 2025, Chapters 337, 484
86 **59-2-1605 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws
87 of Utah 2014, Chapter 270
88 **59-2-1606 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws
89 of Utah 2025, Chapter 337
90 **59-2-2001 (Effective 05/06/26) (Applies beginning 01/01/26)**, as enacted by Laws of
91 Utah 2025, Chapter 432
92 **59-2-2002 (Effective 05/06/26) (Applies beginning 01/01/26)**, as enacted by Laws of
93 Utah 2025, Chapter 432
94 **63H-1-501 (Effective 05/06/26)**, as last amended by Laws of Utah 2024, Chapter 514
95 **63I-1-259 (Effective 05/06/26)**, as last amended by Laws of Utah 2025, Chapter 270

96 **63N-3-602 (Effective 05/06/26)**, as last amended by Laws of Utah 2025, Chapter 29
 97 **63N-3-603.1 (Effective 05/06/26)**, as enacted by Laws of Utah 2025, Chapter 29
 98 **63N-3-607 (Effective 05/06/26)**, as last amended by Laws of Utah 2025, Chapter 404
 99 **63N-3-609 (Effective 05/06/26)**, as last amended by Laws of Utah 2025, Chapter 29
 100 **63N-3-1601 (Effective 05/06/26)**, as last amended by Laws of Utah 2025, Chapter 440
 101 **63N-3-1606 (Effective 05/06/26)**, as enacted by Laws of Utah 2024, Chapter 537
 102 **63N-3-1608 (Effective 05/06/26)**, as enacted by Laws of Utah 2024, Chapter 537
 103 **63N-3-1701 (Effective 05/06/26)**, as enacted by Laws of Utah 2025, Chapter 495
 104 **63N-3-1708 (Effective 05/06/26)**, as enacted by Laws of Utah 2025, Chapter 495

ENACTS:

106 **59-1-1901 (Effective 05/06/26)**, Utah Code Annotated 1953
 107 **59-1-1902 (Effective 05/06/26)**, Utah Code Annotated 1953
 108 **59-35-101 (Effective 05/06/26)**, Utah Code Annotated 1953
 109 **59-35-201 (Effective 05/06/26)**, Utah Code Annotated 1953
 110 **59-35-202 (Effective 05/06/26)**, Utah Code Annotated 1953
 111 **59-35-203 (Effective 05/06/26)**, Utah Code Annotated 1953
 112 **59-35-204 (Effective 05/06/26)**, Utah Code Annotated 1953
 113 **59-35-301 (Effective 05/06/26)**, Utah Code Annotated 1953
 114 **59-35-302 (Effective 05/06/26)**, Utah Code Annotated 1953

REPEALS AND REENACTS:

116 **17C-1-603 (Effective 05/06/26)**, as last amended by Laws of Utah 2025, Chapter 480

REPEALS:

118 **59-2-1603 (Effective 05/06/26) (Repealed 07/01/30)**, as last amended by Laws of Utah
 119 2022, Chapter 451

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

122 Section 1. Section **10-21-101** is amended to read:

123 **10-21-101 (Effective 05/06/26). Definitions.**

124 As used in this part:

- 125 (1) "Affordable housing" means housing offered for sale at 80% or less of the median
 126 county home price for housing of that type.
 127 (2) "Agency" means the same as that term is defined in Section 17C-1-102.
 128 (3) "Applicable metropolitan planning organization" means the metropolitan planning
 129 organization that has jurisdiction over the area in which a fixed guideway public transit

- 130 station is located.
- 131 (4) "Applicable public transit district" means the public transit district, as defined in Section
132 17B-2a-802, of which a fixed guideway public transit station is included.
- 133 (5) "Base taxable value" means a property's taxable value as shown upon the assessment
134 roll last equalized during the base year.
- 135 (6) "Base year" means, for a proposed home ownership promotion zone area, a year
136 beginning the first day of the calendar quarter determined by the last equalized tax roll
137 before the adoption of the home ownership promotion zone.
- 138 (7) "Division" means the Housing and Community Development Division within the
139 Department of Workforce Services.
- 140 (8) "Existing fixed guideway public transit station" means a fixed guideway public transit
141 station for which construction begins before June 1, 2022.
- 142 (9) "Fixed guideway" means the same as that term is defined in Section 59-12-102.
- 143 (10) "Home ownership promotion zone" means a home ownership promotion zone created
144 in accordance with this part.
- 145 (11) "Implementation plan" means the implementation plan adopted as part of the moderate
146 income housing element of a specified municipality's general plan as provided in
147 Subsection 10-21-201(4).
- 148 (12) "Initial report" or "initial moderate income housing report" means the one-time report
149 described in Subsection 10-21-202(1).
- 150 (13) "Internal accessory dwelling unit" means an accessory dwelling unit created:
151 (a) within a primary dwelling;
152 (b) within the footprint of the primary dwelling described in Subsection (13)(a) at the
153 time the internal accessory dwelling unit is created; and
154 (c) for the purpose of offering a long-term rental of 30 consecutive days or longer.
- 155 (14) "Moderate income housing strategy" means a strategy described in Subsection
156 10-21-201(3)(a)(iii).
- 157 (15) "New fixed guideway public transit station" means a fixed guideway public transit
158 station for which construction begins on or after June 1, 2022.
- 159 (16) "Participant" means the same as that term is defined in Section 17C-1-102.
- 160 (17) "Participation agreement" means the same as that term is defined in Section 17C-1-102.
- 161 (18)(a) "Primary dwelling" means a single-family dwelling that:
162 (i) is detached; and
163 (ii) is occupied as the primary residence of the owner of record.

- 164 (b) "Primary dwelling" includes a garage if the garage:
165 (i) is a habitable space; and
166 (ii) is connected to the primary dwelling by a common wall.
- 167 (19) "Project improvements" means the same as that term is defined in Section 11-36a-102.
- 168 (20) "Qualifying land use petition" means a petition:
169 (a) that involves land located within a station area for an existing public transit station
170 that provides rail services;
171 (b) that involves land located within a station area for which the municipality has not yet
172 satisfied the requirements of Subsection 10-21-203(1)(a);
173 (c) that proposes the development of an area greater than five contiguous acres, with no
174 less than 51% of the acreage within the station area;
175 (d) that would require the municipality to amend the municipality's general plan or
176 change a zoning designation for the land use application to be approved;
177 (e) that would require a higher density than the density currently allowed by the
178 municipality;
179 (f) that proposes the construction of new residential units, at least 10% of which are
180 dedicated to moderate income housing; and
181 (g) for which the land use applicant requests the municipality to initiate the process of
182 satisfying the requirements of Subsection 10-21-203(1)(a) for the station area in
183 which the development is proposed, subject to Subsection 10-21-203(2)(d).
- 184 (21) "Report" means an initial report or a subsequent progress report.
- 185 (22) "Specified municipality" means:
186 (a) a city of the first, second, third, or fourth class; or
187 (b) a city of the fifth class with a population of 5,000 or more, if the city is located
188 within a county of the first, second, or third class.
- 189 (23)(a) "Station area" means:
190 (i) for a fixed guideway public transit station that provides rail services, the area
191 within a one-half mile radius of the center of the fixed guideway public transit
192 station platform; or
193 (ii) for a fixed guideway public transit station that provides bus services only, the
194 area within a one-fourth mile radius of the center of the fixed guideway public
195 transit station platform.
- 196 (b) "Station area" includes any parcel bisected by the radius limitation described in
197 Subsection (a)(i) or (ii).

- 198 (24) "Station area plan" means a plan that:
- 199 (a) establishes a vision, and the actions needed to implement that vision, for the
- 200 development of land within a station area; and
- 201 (b) is developed and adopted in accordance with this section.
- 202 (25) "Subsequent progress report" means the annual report described in Subsection
- 203 10-21-202(2).
- 204 (26) "System improvements" means the same as that term is defined in Section 11-36a-102.
- 205 (27) "Tax commission" means the State Tax Commission created in Section 59-1-201.
- 206 (28)(a) "Tax increment" means the difference between:
- 207 (i) the amount of property tax revenue generated each tax year by a taxing entity from
- 208 the area within a home ownership promotion zone, using the current assessed
- 209 value and each taxing entity's current certified tax rate as defined in Section
- 210 59-2-924; and
- 211 (ii) the amount of property tax revenue that would be generated from that same area
- 212 using the base taxable value and each taxing entity's current certified tax rate as
- 213 defined in Section 59-2-924.
- 214 (b) "Tax increment" does not include property revenue from~~[:]~~ a multicounty assessing
- 215 and collecting levy or a county additional property tax described in Section 59-2-1602.
- 216 ~~[(i) a multicounty assessing and collecting levy described in Subsection 59-2-1602(2);~~
- 217 ~~or]~~
- 218 ~~[(ii) a county additional property tax described in Subsection 59-2-1602(4).]~~
- 219 (29) "Taxing entity" means the same as that term is defined in Section 17C-1-102.
- 220 Section 2. Section **10-21-504** is amended to read:
- 221 **10-21-504 (Effective 05/06/26). Payment, use, and administration of revenue**
- 222 **from a home ownership promotion zone.**
- 223 (1)(a) A municipality may receive tax increment and use home ownership promotion
- 224 zone funds in accordance with this section.
- 225 (b) The maximum amount of time that a municipality may receive and use tax increment
- 226 in accordance with a home ownership promotion zone is 15 consecutive years.
- 227 (2) A county that collects property tax on property located within a home ownership
- 228 promotion zone shall distribute, in accordance with Section 59-2-1365, ~~[distribute]~~60%
- 229 of the tax increment ~~[collected]~~ the county collects from property within the home
- 230 ownership promotion zone to the municipality over the home ownership promotion zone
- 231 to ~~[be used]~~ use as described in this section.

- 232 (3)(a) Tax increment distributed to a municipality in accordance with Subsection (2) is
233 not revenue of the taxing entity or municipality, but home ownership promotion zone
234 funds.
- 235 (b) ~~[Home ownership promotion zone funds may be administered by an agency created~~
236 ~~by the municipality within which the home ownership promotion zone is located.]~~ An
237 agency created by the municipality within which the home ownership promotion
238 zone is located may administer home ownership promotion zone funds.
- 239 (c) Before an agency may receive home ownership promotion zone funds from a
240 municipality, the agency shall enter into an interlocal agreement with the
241 municipality.
- 242 (4)(a) A municipality or agency shall use home ownership promotion zone funds within,
243 or for the direct benefit of, the home ownership promotion zone.
- 244 (b) If any home ownership promotion zone funds will be used outside of the home
245 ownership promotion zone, the legislative body of the municipality shall make a
246 finding that the use of the home ownership promotion zone funds outside of the home
247 ownership promotion zone will directly benefit the home ownership promotion zone.
- 248 (5) A municipality or agency shall use home ownership promotion zone funds to achieve
249 the purposes described in Section 10-21-502 by paying all or part of the costs of any of
250 the following:
- 251 (a) project improvement costs;
- 252 (b) systems improvement costs;
- 253 (c) water exaction costs;
- 254 (d) street lighting costs;
- 255 (e) environmental remediation costs; or
- 256 (f) the costs of the municipality or agency to create and administer the home ownership
257 promotion zone, which may not exceed 3% of the total home ownership promotion
258 zone funds.
- 259 (6) Home ownership promotion zone funds may be paid to a participant, if the municipality
260 and participant enter into a participation agreement which requires the participant to [
261 utilize] use the home ownership promotion zone funds as allowed in this section.
- 262 (7) Home ownership promotion zone funds may be used to pay all of the costs of bonds
263 issued by the municipality in accordance with Title 17C, Chapter 1, Part 5, Agency
264 Bonds, including the cost to issue and repay the bonds including interest.
- 265 (8) A municipality may:

266 (a) create one or more public infrastructure districts within a home ownership promotion
267 zone under Title 17D, Chapter 4, Public Infrastructure District Act; and

268 (b) pledge and ~~utilize~~ use the home ownership promotion zone funds to guarantee the
269 payment of public infrastructure bonds issued by a public infrastructure district.

270 (9) A municipality, agency, or public infrastructure district that intends to receive or
271 receives tax increment, as defined in Section 59-35-101, shall comply with the
272 requirements described in Title 59, Chapter 35, Tax Increment Financing Reporting.

273 Section 3. Section **11-58-803** is amended to read:

274 **11-58-803 (Effective 05/06/26). Port authority reporting.**

275 (1)(a) On or before November 1 of each year, the authority shall prepare and file a report
276 with the county auditor of each county in which the authority jurisdictional land is
277 located, the State Tax Commission, the State Board of Education, and each taxing
278 entity that levies a tax on property from which the authority collects property tax
279 differential.

280 (b) The requirement of Subsection (1)(a) to file a copy of the report with the state as a
281 taxing entity is met if the authority files a copy with the State Tax Commission and
282 the state auditor.

283 (2) Each report under Subsection (1) shall contain:

284 (a) an estimate of the property tax differential to be paid to the authority for the calendar
285 year ending December 31; and

286 (b) an estimate of the property tax differential to be paid to the authority for the calendar
287 year beginning the next January 1.

288 (3) Before November 30 of each year, the board shall present a report to the Executive
289 Appropriations Committee of the Legislature, as the Executive Appropriations
290 Committee directs, that includes:

291 (a) an accounting of how authority funds have been spent, including funds spent on the
292 environmental sustainability component of the authority business plan under
293 Subsection 11-58-202(1)(a);

294 (b) an update about the progress of the development and implementation of the authority
295 business plan under Subsection 11-58-202(1)(a), including the development and
296 implementation of the environmental sustainability component of the plan; and

297 (c) an explanation of the authority's progress in achieving the policies and objectives
298 described in Subsection 11-58-203(1).

299 (4) The authority shall comply with the requirements described in Title 59, Chapter 35, Tax

300 Increment Financing Reporting.

301 Section 4. Section **11-59-208** is amended to read:

302 **11-59-208 (Effective 05/06/26) (Repealed 01/01/29). Portion of property tax**
 303 **augmentation to be paid to authority -- Reporting.**

304 (1) As used in this section:

305 (a) "Base taxable value" means the taxable value in the year before the transfer date.

306 (b) "Property tax augmentation":

307 (i) means the amount of property tax that is the difference between:

308 (A) the amount of property tax revenues generated each tax year by all taxing
 309 entities from a transferred parcel, using the current assessed value of the
 310 property; and

311 (B) the amount of property tax revenues that would be generated from that same
 312 transferred parcel using the base taxable value of the property; and

313 (ii) does not include property tax revenue from:

314 (A) a county additional property tax or multicounty assessing and collecting levy
 315 imposed in accordance with Section 59-2-1602;

316 (B) a judgment levy imposed by a taxing entity under Section 59-2-1328 or
 317 59-2-1330; or

318 (C) a levy imposed by a taxing entity under Section 11-14-310 to pay for a general
 319 obligation bond.

320 (c) "Transfer date" means the date that fee title to land that is part of the point of the
 321 mountain state land is transferred to a private person.

322 (d) "Transferred parcel" means a parcel of land:

323 (i) that is part of the point of the mountain state land; and

324 (ii) the fee title to which has been transferred to a private person.

325 (2) Beginning January 1, 2023, the authority shall be paid 75% of property tax
 326 augmentation from a transferred parcel:

327 (a) for a period of 25 years beginning January 1 of the year immediately following the
 328 transfer date for the transferred parcel; and

329 (b) for a period of an additional 15 years beyond the period stated in Subsection (2)(a) if:

330 (i) the board determines by resolution that the additional years will produce a
 331 significant benefit to the authority; and

332 (ii) the resolution is adopted before the end of the 25-year period under Subsection
 333 (2)(a).

334 (3) A county that collects property tax on property within the county in which the point of
335 the mountain state land is located shall pay and distribute to the authority the amount of
336 property tax augmentation that the authority is entitled to collect under Subsection (2), in
337 the manner and at the time provided in Section 59-2-1365.

338 (4) The authority shall comply with the requirements described in Title 59, Chapter 35, Tax
339 Increment Financing Reporting.

340 Section 5. Section **11-70-401** is amended to read:

341 **11-70-401 (Effective 05/06/26). Enhanced property tax revenue to be paid to**
342 **fairpark district -- Reporting.**

343 (1) Subject to Subsection (5), the fairpark district shall be paid 90% of enhanced property
344 tax revenue generated from each parcel of privately owned land within the fairpark
345 district boundary:

346 (a) beginning the tax year that begins on January 1, 2025; and

347 (b) until the transition date for that parcel.

348 (2) Subject to Subsection (5), during the payment period the fairpark district shall be paid
349 up to 100% of enhanced property tax revenue:

350 (a) generated from designated parcels of privately owned land within a project area; and

351 (b) as the board specifies in a designation resolution adopted in consultation with a
352 qualified owner.

353 (3) For purposes of the payment of enhanced property tax revenue under this section, a
354 payment period shall begin, as specified in the designation resolution, on January 1 of a
355 year that begins after the designation resolution is adopted.

356 (4)(a) For purposes of this section, the fairpark district may designate an improved
357 portion of a parcel in a project area as a separate parcel.

358 (b) A fairpark district designation of an improved portion of a parcel as a separate parcel
359 under Subsection (4)(a) does not constitute a subdivision, as defined in Section
360 10-20-102 or Section 17-79-102.

361 (c) A county recorder shall assign a separate tax identification number to the improved
362 portion of a parcel designated by the fairpark district as a separate parcel under
363 Subsection (4)(a).

364 (5) A host municipality shall be paid a minimum of 25% of the enhanced property tax
365 revenue generated by a property tax imposed by the host municipality to reimburse the
366 host municipality for services the host municipality provides to a project area in
367 accordance with Subsection 11-70-206(6)(c), with the exact amount determined in an

368 agreement between the host municipality and the fairpark district.

369 (6) The fairpark district shall comply with the requirements described in Title 59, Chapter
 370 35, Tax Increment Financing Reporting.

371 Section 6. Section **17-80-101** is amended to read:

372 **17-80-101 (Effective 05/06/26). Definitions.**

373 As used in this part:

- 374 (1) "Affordable housing" means housing offered for sale at 80% or less of the median
 375 county home price for housing of that type.
- 376 (2) "Agency" means the same as that term is defined in Section 17C-1-102.
- 377 (3) "Base taxable value" means a property's taxable value as shown upon the assessment
 378 roll last equalized during the base year.
- 379 (4) "Base year" means, for a proposed home ownership promotion zone area, a year
 380 beginning the first day of the calendar quarter determined by the last equalized tax roll
 381 before the adoption of the home ownership promotion zone.
- 382 (5) "Division" means the Housing and Community Development Division within the
 383 Department of Workforce Services.
- 384 (6) "Home ownership promotion zone" means a home ownership promotion zone created in
 385 accordance with this part.
- 386 (7) "Implementation plan" means the implementation plan adopted as part of the moderate
 387 income housing element of a specified county's general plan.
- 388 (8) "Initial report" means the one-time moderate income housing report described in
 389 Subsection 17-80-202(1).
- 390 (9) "Internal accessory dwelling unit" means an accessory dwelling unit created:
 391 (a) within a primary dwelling;
 392 (b) within the footprint of the detached primary dwelling at the time the internal
 393 accessory dwelling unit is created; and
 394 (c) for the purpose of offering a long-term rental of 30 consecutive days or longer.
- 395 (10) "Moderate income housing strategy" means a strategy described in Section 17-80-201.
- 396 (11) "Participant" means the same as that term is defined in Section 17C-1-102.
- 397 (12) "Participation agreement" means the same as that term is defined in Section 17C-1-102.
- 398 (13)(a) "Primary dwelling" means a single-family dwelling that:
 399 (i) is detached; and
 400 (ii) is occupied as the primary residence of the owner of record.
- 401 (b) "Primary dwelling" includes a garage if the garage:

- 402 (i) is a habitable space; and
- 403 (ii) is connected to the primary dwelling by a common wall.
- 404 (14) "Project improvements" means the same as that term is defined in Section 11-36a-102.
- 405 (15) "Report" means an initial report or a subsequent report described in Section 17-80-202.
- 406 (16) "Specified county" means a county of the first, second, or third class, which has a
- 407 population of more than 5,000 in the county's unincorporated areas.
- 408 (17) "Subsequent progress report" means the annual moderate income housing report
- 409 described in Section 17-80-202.
- 410 (18) "System improvements" means the same as that term is defined in Section 11-36a-102.
- 411 (19) "Tax commission" means the State Tax Commission created in Section 59-1-201.
- 412 (20)(a) "Tax increment" means the difference between:
- 413 (i) the amount of property tax revenue generated each tax year by a taxing entity from
- 414 the area within a home ownership promotion zone, using the current assessed
- 415 value and each taxing entity's current certified tax rate as defined in Section
- 416 59-2-924; and
- 417 (ii) the amount of property tax revenue that would be generated from that same area
- 418 using the base taxable value and each taxing entity's current certified tax rate as
- 419 defined in Section 59-2-924.
- 420 (b) "Tax increment" does not include property revenue from[:] a multicounty assessing
- 421 and collecting levy or a county additional property tax described in Section 59-2-1602.
- 422 [~~(i) a multicounty assessing and collecting levy described in Subsection 59-2-1602(2);~~
- 423 ~~or~~]
- 424 [~~(ii) a county additional property tax described in Subsection 59-2-1602(4).~~]
- 425 (21) "Taxing entity" means the same as that term is defined in Section 17C-1-102.
- 426 Section 7. Section **17-80-504** is amended to read:
- 427 **17-80-504 (Effective 05/06/26). Payment, use, and administration of revenue**
- 428 **from a home ownership promotion zone -- Reporting.**
- 429 (1)(a) A county may receive tax increment and use home ownership promotion zone
- 430 funds in accordance with this section.
- 431 (b) The maximum amount of time that a county may receive and use tax increment
- 432 collected from a home ownership promotion zone is 15 consecutive years.
- 433 (2) A county that collects property tax on property located within a home ownership
- 434 promotion zone shall retain, in accordance with Section 59-2-1365,~~[retain]~~ 60% of the
- 435 tax increment [~~collected~~] the county collects from property within the home ownership

- 436 promotion zone to ~~[be used]~~ use as described in this section.
- 437 (3)(a) Tax increment retained by a county in accordance with Subsection (2) is not
438 revenue of the taxing entity or county, but home ownership promotion zone funds.
- 439 (b) ~~[Home ownership promotion zone funds may be administered by an agency created
440 by the county within which the home ownership promotion zone is located.]~~ An
441 agency created by the county within which the home ownership promotion zone is
442 located may administer home ownership promotion zone funds.
- 443 (c) Before an agency may receive home ownership promotion zone funds from a county,
444 the agency shall enter into an interlocal agreement with the county.
- 445 (4)(a) A county or agency shall use home ownership promotion zone funds within, or for
446 the direct benefit of, the home ownership promotion zone.
- 447 (b) If any home ownership promotion zone funds will be used outside of the home
448 ownership promotion zone, the legislative body of the county shall make a finding
449 that the use of the home ownership promotion zone funds outside of the home
450 ownership promotion zone will directly benefit the home ownership promotion zone.
- 451 (5) A county or agency shall use home ownership promotion zone funds to achieve the
452 purposes described in Section 17-80-502 by paying all or part of the costs of any of the
453 following:
- 454 (a) project improvement costs;
455 (b) systems improvement costs;
456 (c) water exaction costs;
457 (d) street lighting costs;
458 (e) environmental remediation costs; or
459 (f) the costs of the county to create and administer the home ownership promotion zone,
460 which may not exceed 3% of the total home ownership promotion zone funds.
- 461 (6) Home ownership promotion zone funds may be paid to a participant, if the county and
462 participant enter into a participation agreement which requires the participant to ~~[utilize]~~
463 use the home ownership promotion zone funds as allowed in this section.
- 464 (7) Home ownership promotion zone funds may be used to pay all of the costs of bonds
465 issued by the county in accordance with Title 17C, Chapter 1, Part 5, Agency Bonds,
466 including the cost to issue and repay the bonds including interest.
- 467 (8) A county may:
- 468 (a) create one or more public infrastructure districts within home ownership promotion
469 zone under Title 17D, Chapter 4, Public Infrastructure District Act; and

470 (b) pledge and [utilize] use the home ownership promotion zone funds to guarantee the
 471 payment of public infrastructure bonds issued by a public infrastructure district.

472 (9) A county, an agency, or the public infrastructure district that intends to receive or
 473 receives tax increment, as defined in Section 59-35-101, shall comply with the
 474 requirements described in Title 59, Chapter 35, Tax Increment Financing Reporting.

475 Section 8. Section **17C-1-603** is repealed and reenacted to read:

476 **17C-1-603 (Effective 05/06/26). Reporting requirements.**

477 An agency shall comply with the requirements described in Title 59, Chapter 35, Tax
 478 Increment Financing Reporting.

479 Section 9. Section **17C-1-606** is amended to read:

480 **17C-1-606 (Effective 05/06/26). County auditor report on project areas.**

481 (1)(a) On or before March 31 of each year, the auditor of each county in which an
 482 agency is located shall prepare a report on the project areas within each agency.

483 (b) The county auditor shall send a copy of each report under Subsection (1)(a) to the
 484 agency that is the subject of the report, the State Tax Commission, the State Board of
 485 Education, and each taxing entity from which the agency receives tax increment.

486 [~~(c) On or before March 31 of each year, the county auditor shall submit a copy of each~~
 487 ~~report under Subsection (1)(a) to the Governor's Office of Economic Opportunity for~~
 488 ~~inclusion in the database described in Section 17C-1-603.]~~

489 (c) On or before March 31 of each year, the county auditor shall submit a copy of each
 490 report under Subsection (1)(a) to the program manager, as defined in Section
 491 59-2-1601, for inclusion in the database described in Title 59, Chapter 35, Tax
 492 Increment Financing Reporting.

493 (2) Each report under Subsection (1)(a) shall report:

494 (a) the total assessed property value within each project area for the previous tax year;

495 (b) the base taxable value of each project area for the previous tax year;

496 (c) the tax increment available to be paid to the agency for the previous tax year;

497 (d) the tax increment requested by the agency for the previous tax year; and

498 (e) the tax increment paid to the agency for the previous tax year.

499 (3) Within 30 days after a request by an agency, the State Tax Commission, the State Board
 500 of Education, or any taxing entity from which the agency receives tax increment, the
 501 county auditor or the county assessor shall provide access to:

502 (a) the county auditor's method and calculations used to make adjustments under Section
 503 17C-1-408;

- 504 (b) the unequalized assessed valuation of an existing or proposed project area, or any
 505 parcel or parcels within an existing or proposed project area, if the equalized assessed
 506 valuation has not yet been determined for that year;
- 507 (c) the most recent equalized assessed valuation of an existing or proposed project area
 508 or any parcel or parcels within an existing or proposed project area; and
- 509 (d) the tax rate of each taxing entity adopted as of November 1 for the previous tax year.
- 510 (4) Each report described in Subsection (1)(a) shall include:
- 511 (a) sufficient detail regarding the calculations performed by a county auditor so that an
 512 agency or other interested party could repeat and verify the calculations; and
- 513 (b) a detailed explanation of any adjustments made to the base taxable value of each
 514 project area.

515 Section 10. Section **17D-4-205** is amended to read:

516 **17D-4-205 (Effective 05/06/26). Reporting.**

- 517 (1) A public infrastructure district shall file annual reports with the creating entity
 518 regarding the public infrastructure district's actions as provided in the governing
 519 document.
- 520 (2) A public infrastructure district shall comply with the requirements described in Title 59,
 521 Chapter 35, Tax Increment Financing Reporting.

522 Section 11. Section **59-1-1901** is enacted to read:

523 **Part 19. Statewide Tax Administration and Technology Solutions**

524 **59-1-1901 (Effective 05/06/26). Definitions.**

- 525 (1) "Agency" means a community reinvestment agency, as defined in Section 17C-1-102.
- 526 (2) "Database" means a collection of electronic data to track the information that each TIF
 527 entity is required to submit, or the program manager collects, in accordance with
 528 Chapter 35, Tax Increment Financing Reporting.
- 529 (3) "Program manager" means the same as that term is defined in Section 59-2-1601.
- 530 (4) "STATS" means the Statewide Tax Administration and Technology Solutions program,
 531 created in Section 59-1-1902.
- 532 (5)(a) "TIF entity" means a political subdivision of the state that intends to receive,
 533 receives, or is authorized to receive tax increment for an approved project area.
- 534 (b) "TIF entity" includes an agency.

535 Section 12. Section **59-1-1902** is enacted to read:

536 **59-1-1902 (Effective 05/06/26). Statewide Tax Administration and Technology**
 537 **Solutions -- Duties of program manager.**

- 538 (1) There is created the "Statewide Tax Administration and Technology Solutions"
539 program, administered by the program manager.
- 540 (2) STATS services are:
- 541 (a) subject to Subsection (3), the hiring of one or more professional appraisers to provide
542 property valuation services within a county of the third, fourth, fifth, or sixth class, as
543 classified in Section 17-60-104;
- 544 (b) the performance of the duties related to telecommunications service providers
545 described in Sections 59-2-306.5 and 59-2-307;
- 546 (c) the maintenance and enhancement of the statewide property tax system in accordance
547 with Section 59-2-1606;
- 548 (d) the coordination with the commission to conduct a study to determine the need for
549 adjustment to the rate of the recovery fee as required by Section 59-2-2002; and
- 550 (e) the collation and distribution of the information regarding tax increment financing
551 that a TIF entity provides, or the program manager collects, in accordance with Part
552 35, Tax Increment Financing Reporting, and a county auditor submits in accordance
553 with Section 17C-1-606.
- 554 (3) A professional appraiser hired to provide property valuation services under Subsection
555 (2) shall hold an appraiser's certificate or license from the Division of Real Estate in
556 accordance with Title 61, Chapter 2g, Real Estate Appraiser Licensing and Certification
557 Act.
- 558 (4)(a) The commission shall approve a professional appraiser before the program
559 manager hires the professional appraiser.
- 560 (b) The program manager shall determine that hiring a professional appraiser to provide
561 property valuation services promotes the objectives described in Subsection
562 59-2-1601(1)(a) before hiring a professional appraiser.
- 563 (5)(a) The program manager shall:
- 564 (i) create and maintain a database;
- 565 (ii) summarize and provide analysis of the electronic data within the database; and
- 566 (iii) make the database publicly accessible from the STATS website.
- 567 (b) The program manager may:
- 568 (i) contract with a third party to create and maintain the database; and
- 569 (ii) charge a fee to a TIF entity to cover the program manager's cost of complying
570 with Subsection (5)(a).
- 571 (c) The program manager shall determine the amount of the fee described in Subsection

572 (5)(b)(ii), provided that the combined fees charged to all TIF entities may not exceed
 573 the actual cost of complying with Subsection (5)(a).

574 Section 13. Section **59-2-306.5** is amended to read:

575 **59-2-306.5 (Effective 05/06/26) (Applies beginning 01/01/26). Valuation of**
 576 **personal property of telecommunications service provider -- Reporting information to**
 577 **counties.**

578 (1) As used in this section, [~~"Multicounty Appraisal Trust"~~] "program manager" means the
 579 same as that term is defined in Section 59-2-1601.

580 (2) A telecommunications service provider shall provide to the [~~Multicounty Appraisal~~
 581 ~~Trust~~] program manager a signed statement setting forth all of the personal property that
 582 the telecommunications service provider owns, possesses, manages, or has under the
 583 telecommunications service provider's control in the state.

584 (3) The signed statement:

585 (a) may be requested by the [~~Multicounty Appraisal Trust:~~] program manager on or
 586 before January 31 of each year;

587 [~~(i) each year; and~~]

588 [~~(ii) if requested, on or before January 31;~~]

589 (b) shall itemize each item of personal property that the telecommunications service
 590 provider owns, possesses, manages, or has under the telecommunications service
 591 provider's control:

592 (i) by county and by tax area; and

593 (ii) for the tax year that began on January 1; and

594 (c) shall be submitted:

595 (i) annually on or before March 31; and

596 (ii) electronically in a form [~~approved by~~]the commission approves.

597 (4)(a) Except where an estimate is made in accordance with Subsection [~~59-2-307~~

598 ~~(3)(b)(i)(C)] 59-2-307(4)(b)(i)(C), the [~~Multicounty Appraisal Trust~~] program manager
 599 shall value each item of personal property of a telecommunications service provider
 600 according to the personal property valuation guides and schedules [~~established by~~]
 601 the commission establishes.~~

602 (b)(i) Between March 31 and May 31 of each year:

603 (A) the [~~Multicounty Appraisal Trust~~] program manager may communicate with a
 604 telecommunications service provider to address any inconsistency or error in
 605 the filed signed statement; and

606 (B) the telecommunications service provider may file an amended signed
607 statement with the [~~Multicounty Appraisal Trust~~] program manager regarding
608 the items agreed to by the [~~Multicounty Appraisal Trust~~] program manager and
609 the telecommunications service provider.

610 (ii) The communication described in this Subsection (4)(b) is in addition to the audit
611 authority provided by this chapter.

612 (c) On or before May 31 of each year, the [~~Multicounty Appraisal Trust~~] program
613 manager shall:

614 (i) forward to each county information about the total value of personal property of
615 each telecommunications service provider within the county, by tax area,
616 including a listing of personal property that is exempt; and

617 (ii) issue a tax notice to each telecommunications service provider listing the tax due
618 to each county, by tax area.

619 (d) On or before June 30 of each year, a telecommunications service provider shall pay
620 to the county the tax due on the tax notice.

621 (e) A telecommunications service provider may appeal the valuation of personal
622 property to the county on or before the later of:

623 (i) July 30 of the year the [~~Multicounty Appraisal Trust~~] program manager requests a
624 statement described in Subsection (3)(a); or

625 (ii) 60 days after mailing of a tax notice.

626 (5) The [~~Multicounty Appraisal Trust~~] program manager shall forward to each county
627 information about the total value of personal property of each telecommunications
628 service provider within the county.

629 (6) If a signed statement filed in accordance with this section discloses real property, the [
630 ~~Multicounty Appraisal Trust~~] program manager shall send a copy of the signed statement
631 to the county in which the property is located.

632 Section 14. Section **59-2-307** is amended to read:

633 **59-2-307 (Effective 05/06/26) (Applies beginning 01/01/26). Refusal by taxpayer**
634 **to file signed statement -- Estimation of value -- Penalty.**

635 (1) As used in this section, "program manager" means the same as that term is defined in
636 Section 59-2-1601.

637 [(a)] (2)(a) Each person that fails to file the signed statement required by Section
638 59-2-306 or Section 59-2-306.5, fails to file the signed statement with respect to
639 name and place of residence, or fails to appear and testify when requested by the

640 county assessor[;] shall pay a penalty equal to 10% of the estimated tax due, but not
641 less than \$25 for each failure to file a signed and completed statement.

642 (b) The [~~Multicounty Appraisal Trust~~] program manager shall notify the county assessor
643 of a telecommunications service provider's failure to file the signed statement.

644 (c) The county assessor shall collect each penalty under Subsection [(1)(a)] (2)(a) in the
645 manner provided by Sections 59-2-1302 and 59-2-1303, except as otherwise provided
646 for in this section, or by a judicial proceeding brought in the name of the county
647 assessor.

648 (d) The county assessor shall pay all money recovered under this section into the county
649 treasury.

650 [(2)] (3)(a) Upon a showing of reasonable cause, a county may waive or reduce a penalty
651 imposed under Subsection [(1)(a)] (2)(a).

652 (b)(i) Except as provided in Subsection [(2)(b)(ii)] (3)(b)(ii), a county assessor may
653 impose a penalty under Subsection [(1)(a)] (2)(a) on or after May 16 of the year
654 the county assessor requests the statement described in Section 59-2-306 or is due
655 under Section 59-2-306.5.

656 (ii) A county assessor may not impose a penalty under Subsection [(1)(a)] (2)(a) until
657 30 days after the postmark date of mailing of a subsequent notice if the signed
658 statement described in Section 59-2-306 is requested:

659 (A) on or after March 16; or

660 (B) by a county assessor of a county of the first class, as classified in Section
661 17-60-104.

662 [(3)] (4)(a) If an owner neglects or refuses to file a signed statement [~~requested by an~~
663 ~~assessor~~] as required under Section 59-2-306 after the county assessor makes a
664 request:

665 (i) the county assessor shall:

666 (A) make a record of the failure to file; and

667 (B) make an estimate of the value of the property of the owner based on known
668 facts and circumstances; and

669 (ii) the county assessor of a county of the first class, as classified in Section 17-60-104:

670 (A) shall make a subsequent request by mail for the signed statement, informing
671 the owner of the consequences of not filing a signed statement; and

672 (B) may impose a fee for the actual and necessary expenses of the mailing under
673 this Subsection [(3)(a)(ii)(A)] (4)(a).

674 (b)(i) If a telecommunications service provider neglects or refuses to file a signed
 675 statement in accordance with Section 59-2-306.5, the [~~Multicounty Appraisal Trust~~]
 676 program manager shall make:

- 677 (A) a record of the failure to file;
 678 (B) a request by mail for the signed statement, informing the telecommunications
 679 service provider of the consequences of not filing a signed statement; and
 680 (C) an estimate of the value of the personal property of the telecommunications
 681 service provider based on known facts and circumstances.

682 (ii) The [~~Multicounty Appraisal Trust~~] program manager may impose a fee for the
 683 actual and necessary expenses of the mailing under this Subsection [~~(3)(b)(i)(B)~~]
 684 (4)(b).

685 (c) A county board of equalization or the commission may not reduce the value fixed by
 686 the county assessor in accordance with Subsection [~~(3)(a)(i)~~] (4)(a)(i) or the [~~]~~
 687 [~~Multicounty Appraisal Trust~~] program manager in accordance with Subsection [~~]~~
 688 [~~(3)(b)(i)~~] (4)(b)(i).

689 Section 15. Section **59-2-308** is amended to read:

690 **59-2-308 (Effective 05/06/26) (Applies beginning 01/01/26). Assessment in name**
 691 **of representative -- Assessment of property of decedents -- Assessment of property in**
 692 **litigation -- Assessment of personal property valued by program manager.**

693 (1) If a person is assessed as agent, trustee, bailee, guardian, executor, or administrator, a
 694 county shall:

- 695 (a) add the representative designation to the name; and
 696 (b) enter the assessment separately from the individual assessment.

697 (2) A county may assess the undistributed or unpartitioned property of a deceased
 698 individual to an heir, guardian, executor, or administrator, and the payment of taxes
 699 binds all the parties in interest.

700 (3) Property in litigation, which is in the possession of a court or receiver, shall be assessed
 701 to the court clerk or receiver, and the taxes shall be paid under the direction of the court.

702 (4) A county shall add the valuation the [~~Multicounty Appraisal Trust~~] program manager, as
 703 that term is defined in Section 59-2-1601, gives to personal property of a
 704 telecommunications service provider to the valuation of any real property of the
 705 telecommunications service provider within the county before making an assessment in
 706 accordance with this part.

707 Section 16. Section **59-2-704** is amended to read:

708 **59-2-704 (Effective 05/06/26) (Applies beginning 01/01/26). Assessment studies --**
 709 **Sharing of data -- Factoring assessment rates -- Rulemaking.**

- 710 (1)(a) Each year, to assist in the evaluation of appraisal performance of taxable real
 711 property, the commission shall conduct and publish studies to determine the
 712 relationship between the market value shown on the assessment roll and the market
 713 value of real property in each county.
- 714 (b) The studies conducted under this Subsection (1) shall include measurements of
 715 uniformity within counties and use statistical methods established by the commission.
- 716 (c) County assessors may provide sales information to the commission for purposes of
 717 the studies conducted under this Subsection (1).
- 718 (d) The commission shall make the sales and appraisal information related to the studies
 719 conducted under this Subsection (1) available to the county assessors upon request.
- 720 (2)(a) ~~[The]~~ Each year, the commission shall ~~[, each year,]~~ order each county to adjust or
 721 factor ~~[its]~~ the county's assessment rates using the most current studies so that the
 722 assessment rate in each county is in accordance with ~~[that prescribed in]~~ Section
 723 59-2-103.
- 724 (b) The adjustment or factoring ordered under this Subsection (2) may include an entire
 725 county, geographical areas within a county, and separate classes of properties.
- 726 (3) If the commission determines that sales data in any county is insufficient to perform the
 727 studies required under Subsection (1), the commission may conduct appraisals of
 728 property within ~~[that]~~ the county.
- 729 (4) If a county fails to implement factoring ~~[ordered]~~ the commission orders under
 730 Subsection (2), the commission shall:
- 731 (a) implement the factoring; and
- 732 (b) charge an amount equal to the reasonable implementation costs of the factoring to
 733 that county.
- 734 ~~[(5) If a county disputes the factoring ordered under Subsection (2), the matter may be~~
 735 ~~mediated by the Multicounty Appraisal Trust as defined in Section 59-2-1601.]~~
- 736 ~~[(6)]~~ (5)(a) The commission may change the factor for any county ~~[which]~~ that, after a
 737 hearing before the commission, establishes that the factor should properly be set at a
 738 different level for ~~[that]~~ the county.
- 739 (b) The commission shall establish the method, procedure, and timetable for the hearings
 740 authorized under this section, including access to information to ensure a fair hearing.
- 741 ~~[(7)]~~ (6) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the

742 commission may establish rules to implement this section, including providing a means
743 for a county to cure noncompliance with a factoring order.

744 Section 17. Section **59-2-919.1** is amended to read:

745 **59-2-919.1 (Effective 05/06/26) (Superseded 07/01/26) (Applies beginning 01/01/26).**

746 **Notice of property valuation and tax changes.**

747 (1) [~~In addition to the notice requirements of Section 59-2-919, the county auditor, on or~~
748 ~~before July 22 of each year,]~~ On or before July 22 of each year, the county auditor, in
749 addition to the notice requirements of Section 59-2-919, shall notify each owner of real
750 estate who is listed on the assessment roll.

751 (2) The notice described in Subsection (1) shall:

752 (a) except as provided in Subsection (5), be sent to all owners of real property by mail
753 10 or more days before the day on which:

754 (i) the county board of equalization meets; and

755 (ii) the taxing entity holds a public hearing on the proposed increase in the certified
756 tax rate;

757 (b) be on a form that [~~is~~]:

758 (i) [~~approved by~~]the commission approves; and

759 (ii) is uniform in content in all counties in the state; and

760 (c) contain for each property:

761 (i) the assessor's determination of the value of the property;

762 (ii) the taxable value of the property;

763 (iii) for property assessed by the county assessor:

764 (A) instructions on how the taxpayer may file an application with the county
765 board of equalization to appeal the valuation or equalization of the property
766 under Section 59-2-1004, including instructions for filing an application
767 through electronic means; and

768 (B) the deadline for the taxpayer to make an application to appeal the valuation or
769 equalization of the property under Section 59-2-1004;

770 (iv) for property assessed by the commission:

771 (A) instructions on how the taxpayer may file an application with the commission
772 for a hearing on an objection to the valuation or equalization of the property
773 under Section 59-2-1007;

774 (B) the deadline for the taxpayer to apply to the commission for a hearing on an
775 objection to the valuation or equalization of the property under Section

- 776 59-2-1007; and
- 777 (C) a statement that the taxpayer may not appeal the valuation or equalization of
- 778 the property to the county board of equalization;
- 779 (v) itemized tax information for all applicable taxing entities, including:
- 780 (A) the dollar amount of the taxpayer's tax liability for the property in the prior
- 781 year; and
- 782 (B) the dollar amount of the taxpayer's tax liability under the current rate;
- 783 (vi) the following, stated separately:
- 784 (A) the charter school levy described in Section 53F-2-703;
- 785 (B) the multicounty assessing and collecting levy described in [~~Subsection~~
- 786 59-2-1602(2)] Section 59-2-1602;
- 787 (C) the county assessing and collecting levy described in [~~Subsection 59-2-1602(4)~~]
- 788 Section 59-2-1602;
- 789 (D) levies for debt service voted on by the public;
- 790 (E) levies imposed for special purposes under Section 10-6-133.4;
- 791 (F) the combined basic rate as defined in Section 53F-2-301; and
- 792 (G) if applicable, the annual payment described in Subsection 63H-1-501(4)(a);
- 793 (vii) the tax impact on the property;
- 794 (viii) the date, time, and place of the required public hearing for each entity;
- 795 (ix) property tax information pertaining to:
- 796 (A) taxpayer relief; and
- 797 (B) the residential exemption described in Section 59-2-103;
- 798 (x) information specifically authorized to be included on the notice under this chapter;
- 799 (xi) the last property review date of the property as [~~described in Subsection~~
- 800 59-2-303.1(1)(e)] defined in Section 59-2-303.1;
- 801 (xii) instructions on how the taxpayer may obtain additional information regarding
- 802 the valuation of the property, including the characteristics and features of the
- 803 property, from:
- 804 (A) a website maintained by the county; or
- 805 (B) the statewide web portal developed and maintained [~~by the Multicounty~~
- 806 Appraisal Trust under Subsection 59-2-1606(5)(a)] in accordance with
- 807 Section 59-2-1606 for uniform access to property characteristics and features;
- 808 and
- 809 (xiii) other information [~~approved by~~] the commission approves.

- 810 (3) If a taxing entity that is subject to the notice and hearing requirements of Subsection
811 59-2-919(4) proposes a tax increase, the notice described in Subsection (1) shall state, in
812 addition to the information required by Subsection (2):
- 813 (a) the dollar amount of the taxpayer's tax liability if the proposed increase is approved;
 - 814 (b) the difference between the dollar amount of the taxpayer's tax liability if the
815 proposed increase is approved and the dollar amount of the taxpayer's tax liability
816 under the current rate, placed in close proximity to the information described in
817 Subsection (2)(c)(viii);
 - 818 (c) the percentage increase that the dollar amount of the taxpayer's tax liability under the
819 proposed tax rate represents as compared to the dollar amount of the taxpayer's tax
820 liability under the current tax rate; and
 - 821 (d) for each taxing entity proposing a tax increase, the dollar amount of additional ad
822 valorem tax revenue, as defined in Section 59-2-919, that would be generated each
823 year if the proposed tax increase is approved.
- 824 (4) In addition to any other tax relief information required under Subsection (2)(c)(ix)(A), a
825 notice sent to a residential property shall:
- 826 (a) state, "If you are 65 years old or older, disabled, or experiencing extreme hardship,
827 and this property is your primary residence, you may be eligible to defer payment of
828 this property tax."; and
 - 829 (b) include a telephone number, or a website address on which a telephone number is
830 prominently listed, that the property owner may call to obtain additional information
831 about applying for a deferral.
- 832 (5)(a) Subject to the other provisions of this Subsection (5), a county auditor may
833 provide, at the county auditor's discretion, the notice required by this section to a
834 taxpayer by electronic means if a taxpayer makes an election, according to
835 procedures determined by the county auditor, to receive the notice by electronic
836 means.
- 837 (b)(i) If a county auditor sends a notice required by this section by electronic means,
838 the county auditor shall attempt to verify whether a taxpayer receives the notice.
 - 839 (ii) If the county auditor cannot verify receipt of the notice sent by electronic means
840 14 days or more before the county board of equalization meets and the taxing
841 entity holds a public hearing on a proposed increase in the certified tax rate, the
842 county auditor shall send the notice required by this section by mail as provided in
843 Subsection (2).

- 844 (c) A taxpayer may revoke an election to receive the notice required by this section by
 845 electronic means if the taxpayer provides written notice to the county auditor on or
 846 before April 30.
- 847 (d) An election or a revocation of an election under this Subsection (5):
 848 (i) does not relieve a taxpayer of the duty to pay a tax due under this chapter on or
 849 before the due date for paying the tax; or
 850 (ii) does not alter the requirement that a taxpayer appealing the valuation or the
 851 equalization of the taxpayer's real property submit the application for appeal
 852 within the time period provided in Subsection 59-2-1004(3).
- 853 (e) A county auditor shall provide the notice required by this section as provided in
 854 Subsection (2), until a taxpayer makes a new election in accordance with this
 855 Subsection (5), if:
 856 (i) the taxpayer revokes an election in accordance with Subsection (5)(c) to receive
 857 the notice required by this section by electronic means; or
 858 (ii) the county auditor finds that the taxpayer's electronic contact information is
 859 invalid.
- 860 (f) A person is considered to be a taxpayer for purposes of this Subsection (5) regardless
 861 of whether the property that is the subject of the notice required by this section is
 862 exempt from taxation.

863 Section 18. Section **59-2-919.1** is amended to read:

864 **59-2-919.1 (Effective 07/01/26). Notice of property valuation and tax changes.**

- 865 (1) ~~[In addition to the notice requirements of Section 59-2-919, the county auditor, on or~~
 866 ~~before July 22 of each year,]~~ On or before July 22 of each year, in addition to the notice
 867 requirements of Section 59-2-919, the county auditor shall notify each owner of real
 868 estate who is listed on the assessment roll.
- 869 (2) The notice described in Subsection (1) shall:
 870 (a) except as provided in Subsection (5), be sent to all owners of real property by mail
 871 10 or more days before the day on which:
 872 (i) the county board of equalization meets; and
 873 (ii) the taxing entity holds a public hearing on the proposed increase in the certified
 874 tax rate;
- 875 (b) be on a form that~~[-is]:~~
 876 (i) ~~[approved by]~~the commission approves; and
 877 (ii) is uniform in content in all counties in the state; and

- 878 (c) contain for each property:
- 879 (i) the assessor's determination of the value of the property;
- 880 (ii) the taxable value of the property;
- 881 (iii) for property assessed by the county assessor:
- 882 (A) instructions on how the taxpayer may file an application with the county
- 883 board of equalization to appeal the valuation or equalization of the property
- 884 under Section 59-2-1004, including instructions for filing an application
- 885 through electronic means; and
- 886 (B) the deadline for the taxpayer to make an application to appeal the valuation or
- 887 equalization of the property under Section 59-2-1004;
- 888 (iv) for property assessed by the commission:
- 889 (A) instructions on how the taxpayer may file an application with the commission
- 890 for a hearing on an objection to the valuation or equalization of the property
- 891 under Section 59-2-1007;
- 892 (B) the deadline for the taxpayer to apply to the commission for a hearing on an
- 893 objection to the valuation or equalization of the property under Section
- 894 59-2-1007; and
- 895 (C) a statement that the taxpayer may not appeal the valuation or equalization of
- 896 the property to the county board of equalization;
- 897 (v) itemized tax information for all applicable taxing entities, including:
- 898 (A) the dollar amount of the taxpayer's tax liability for the property in the prior
- 899 year; and
- 900 (B) the dollar amount of the taxpayer's tax liability under the current rate;
- 901 (vi) the following, stated separately:
- 902 (A) the charter school levy described in Section 53F-2-703;
- 903 (B) the multicounty assessing and collecting levy described in [~~Subsection~~
- 904 ~~59-2-1602(2)~~] Section 59-2-1602;
- 905 (C) the county assessing and collecting levy described in Subsection [~~59-2-1602(4)~~]
- 906 Section 59-2-1602;
- 907 (D) levies for debt service voted on by the public;
- 908 (E) levies imposed for special purposes under Section 10-6-133.4;
- 909 (F) the minimum basic tax rate as defined in Section 53F-2-301; and
- 910 (G) if applicable, the annual payment described in Subsection 63H-1-501(4)(a);
- 911 (vii) the tax impact on the property;

- 912 (viii) the date, time, and place of the required public hearing for each entity;
- 913 (ix) property tax information pertaining to:
- 914 (A) taxpayer relief; and
- 915 (B) the residential exemption described in Section 59-2-103;
- 916 (x) information specifically authorized to be included on the notice under this chapter;
- 917 (xi) the last property review date of the property as described in [Subsection
- 918 59-2-303.1(1)(e)] Section 59-2-303.1;
- 919 (xii) instructions on how the taxpayer may obtain additional information regarding
- 920 the valuation of the property, including the characteristics and features of the
- 921 property, from:
- 922 (A) a website maintained by the county; or
- 923 (B) the statewide web portal developed and maintained [~~by the Multicounty~~
- 924 ~~Appraisal Trust under Subsection 59-2-1606(5)(a)] in accordance with Section~~
- 925 59-2-1606 for uniform access to property characteristics and features; and
- 926 (xiii) other information approved by the commission.
- 927 (3) If a taxing entity that is subject to the notice and hearing requirements of Subsection
- 928 59-2-919(4) proposes a tax increase, the notice described in Subsection (1) shall state, in
- 929 addition to the information required by Subsection (2):
- 930 (a) the dollar amount of the taxpayer's tax liability if the proposed increase is approved;
- 931 (b) the difference between the dollar amount of the taxpayer's tax liability if the
- 932 proposed increase is approved and the dollar amount of the taxpayer's tax liability
- 933 under the current rate, placed in close proximity to the information described in
- 934 Subsection (2)(c)(viii);
- 935 (c) the percentage increase that the dollar amount of the taxpayer's tax liability under the
- 936 proposed tax rate represents as compared to the dollar amount of the taxpayer's tax
- 937 liability under the current tax rate; and
- 938 (d) for each taxing entity proposing a tax increase, the dollar amount of additional ad
- 939 valorem tax revenue, as defined in Section 59-2-919, that would be generated each
- 940 year if the proposed tax increase is approved.
- 941 (4) In addition to any other tax relief information required under Subsection (2)(c)(ix)(A), a
- 942 notice sent to a residential property shall:
- 943 (a) state, "If you are 65 years old or older, disabled, or experiencing extreme hardship,
- 944 and this property is your primary residence, you may be eligible to defer payment of
- 945 this property tax."; and

- 946 (b) include a telephone number, or a website address on which a telephone number is
947 prominently listed, that the property owner may call to obtain additional information
948 about applying for a deferral.
- 949 (5)(a) Subject to the other provisions of this Subsection (5), a county auditor may
950 provide, at the county auditor's discretion, the notice required by this section to a
951 taxpayer by electronic means if a taxpayer makes an election, according to
952 procedures determined by the county auditor, to receive the notice by electronic
953 means.
- 954 (b)(i) If a county auditor sends a notice required by this section by electronic means,
955 the county auditor shall attempt to verify whether a taxpayer receives the notice.
- 956 (ii) If the county auditor cannot verify receipt of the notice sent by electronic means
957 14 days or more before the county board of equalization meets and the taxing
958 entity holds a public hearing on a proposed increase in the certified tax rate, the
959 county auditor shall send the notice required by this section by mail as provided in
960 Subsection (2).
- 961 (c) A taxpayer may revoke an election to receive the notice required by this section by
962 electronic means if the taxpayer provides written notice to the county auditor on or
963 before April 30.
- 964 (d) An election or a revocation of an election under this Subsection (5):
- 965 (i) does not relieve a taxpayer of the duty to pay a tax due under this chapter on or
966 before the due date for paying the tax; or
- 967 (ii) does not alter the requirement that a taxpayer appealing the valuation or the
968 equalization of the taxpayer's real property submit the application for appeal
969 within the time period provided in Subsection 59-2-1004(3).
- 970 (e) A county auditor shall provide the notice required by this section as provided in
971 Subsection (2), until a taxpayer makes a new election in accordance with this
972 Subsection (5), if:
- 973 (i) the taxpayer revokes an election in accordance with Subsection (5)(c) to receive
974 the notice required by this section by electronic means; or
- 975 (ii) the county auditor finds that the taxpayer's electronic contact information is
976 invalid.
- 977 (f) A person is considered to be a taxpayer for purposes of this Subsection (5) regardless
978 of whether the property that is the subject of the notice required by this section is
979 exempt from taxation.

980 Section 19. Section **59-2-924** is amended to read:

981 **59-2-924 (Effective 01/01/27). Definitions -- Report of valuation of property to**
982 **county auditor and commission -- Transmittal by auditor to governing bodies --**
983 **Calculation of certified tax rate -- Rulemaking authority -- Adoption of tentative budget**
984 **-- Notice provided by the commission.**

985 (1) As used in this section:

986 (a)(i) "Ad valorem property tax revenue" means revenue collected in accordance with
987 this chapter.

988 (ii) "Ad valorem property tax revenue" does not include:

989 (A) interest;

990 (B) penalties;

991 (C) collections from redemptions; or

992 (D) revenue received by a taxing entity from personal property that is
993 semiconductor manufacturing equipment assessed by a county assessor in
994 accordance with Part 3, County Assessment.

995 (b) "Adjusted tax increment" means the same as that term is defined in Section
996 17C-1-102.

997 (c)(i) "Aggregate taxable value of all property taxed" means:

998 (A) the aggregate taxable value of all real property a county assessor assesses in
999 accordance with Part 3, County Assessment, for the current year;

1000 (B) the aggregate taxable value of all real and personal property the commission
1001 assesses in accordance with Part 2, Assessment of Property, for the current
1002 year; and

1003 (C) the aggregate year end taxable value of all personal property a county assessor
1004 assesses in accordance with Part 3, County Assessment, contained on the prior
1005 year's tax rolls of the taxing entity.

1006 (ii) "Aggregate taxable value of all property taxed" does not include the aggregate
1007 year end taxable value of personal property that is:

1008 (A) semiconductor manufacturing equipment assessed by a county assessor in
1009 accordance with Part 3, County Assessment; and

1010 (B) contained on the prior year's tax rolls of the taxing entity.

1011 (d) "Base taxable value" means:

1012 (i) for an authority created under Section 11-58-201, the same as that term is defined
1013 in Section 11-58-102;

- 1014 (ii) for the Point of the Mountain State Land Authority created in Section 11-59-201,
1015 the same as that term is defined in Section 11-59-207;
- 1016 (iii) for the Utah Fairpark Area Investment and Restoration District created in Section
1017 11-70-201, the same as that term is defined in Section 11-70-101;
- 1018 (iv) for an agency created under Section 17C-1-201.5, the same as that term is
1019 defined in Section 17C-1-102;
- 1020 (v) for an authority created under Section 63H-1-201, the same as that term is defined
1021 in Section 63H-1-102;
- 1022 (vi) for a host local government, the same as that term is defined in Section
1023 63N-2-502;
- 1024 (vii) for a housing and transit reinvestment zone or convention center reinvestment
1025 zone created under Title 63N, Chapter 3, Part 6, Housing and Transit
1026 Reinvestment Zone Act, the same as that term is defined in Section 63N-3-602;
- 1027 (viii) for a home ownership promotion zone created under Title 10, Chapter 21, Part 5,
1028 Home Ownership Promotion Zone for Municipalities, or Title 17, Chapter 80, Part
1029 5, Home Ownership Promotion Zone, a property's taxable value as shown upon
1030 the assessment roll last equalized during the base year, as that term is defined in
1031 Section 10-21-101 or Section 17-80-101;
- 1032 (ix) for a first home investment zone created under Title 63N, Chapter 3, Part 16,
1033 First Home Investment Zone Act, a property's taxable value as shown upon the
1034 assessment roll last equalized during the base year, as that term is defined in
1035 Section 63N-3-1601;
- 1036 (x) for a major sporting event venue zone created under Title 63N, Chapter 3, Part 17,
1037 Major Sporting Event Venue Zone Act, a property's taxable value as shown upon
1038 the assessment roll last equalized during the property tax base year, as that term is
1039 defined in Section 63N-3-1701; or
- 1040 (xi) for an electrical energy development zone created under Section 79-6-1104, the
1041 value of the property within an electrical energy development zone, as shown on
1042 the assessment roll last equalized before the creation of the electrical development
1043 zone, as that term is defined in Section 79-6-1104.
- 1044 (e) "Building area" means the total floor area of a structure measured from the exterior
1045 dimensions of the structure's enclosing walls, including each level of finished or
1046 unfinished space designed for occupancy or use.
- 1047 [(e)] (f) "Centrally assessed benchmark value" means an amount equal to the average

1048 year end taxable value of real and personal property the commission assesses in
 1049 accordance with Part 2, Assessment of Property, for the previous three calendar
 1050 years, adjusted for taxable value attributable to:
 1051 (i) an annexation to a taxing entity;
 1052 (ii) an incorrect allocation of taxable value of real or personal property the
 1053 commission assesses in accordance with Part 2, Assessment of Property; or
 1054 (iii) a change in value as a result of a change in the method of apportioning the value
 1055 prescribed by the Legislature, a court, or the commission in an administrative rule
 1056 or administrative order.

1057 ~~[(f)]~~ (g) "Centrally assessed industry" means the following industry classes the
 1058 commission assesses in accordance with Part 2, Assessment of Property:

- 1059 (i) air carrier;
- 1060 (ii) coal;
- 1061 (iii) coal load out property;
- 1062 (iv) electric generation;
- 1063 (v) electric rural;
- 1064 (vi) electric utility;
- 1065 (vii) gas utility;
- 1066 (viii) ground access property;
- 1067 (ix) land only property;
- 1068 (x) liquid pipeline;
- 1069 (xi) metalliferous mining;
- 1070 (xii) nonmetalliferous mining;
- 1071 (xiii) oil and gas gathering;
- 1072 (xiv) oil and gas production;
- 1073 (xv) oil and gas water disposal;
- 1074 (xvi) railroad;
- 1075 (xvii) sand and gravel; and
- 1076 (xviii) uranium.

1077 ~~[(g)]~~ (h)(i) "Centrally assessed new growth" means the greater of:

- 1078 (A) for each centrally assessed industry, zero; or
- 1079 (B) the amount calculated by subtracting the centrally assessed benchmark value
 1080 for each centrally assessed industry, adjusted for prior year end incremental
 1081 value, from the taxable value of real and personal property the commission

1082 assesses in accordance with Part 2, Assessment of Property, for each centrally
1083 assessed industry for the current year, adjusted for current year incremental
1084 value.

1085 (ii) "Centrally assessed new growth" does not include a change in value for a
1086 centrally assessed industry as a result of a change in the method of apportioning
1087 the value prescribed by the Legislature, a court, or the commission in an
1088 administrative rule or administrative order.

1089 ~~[(h)]~~ (i) "Certified tax rate" means a tax rate that will provide the same ad valorem
1090 property tax revenue for a taxing entity as was budgeted by that taxing entity for the
1091 prior year.

1092 ~~[(f)]~~ (j) "Community reinvestment agency" means the same as that term is defined in
1093 Section 17C-1-102.

1094 ~~[(j)]~~ (k) "Eligible new growth" means the greater of:

1095 (i) zero; or

1096 (ii) the sum of:

1097 (A) locally assessed new growth;

1098 (B) centrally assessed new growth; and

1099 (C) project area new growth or hotel property new growth.

1100 ~~[(k)]~~ (l) "Host local government" means the same as that term is defined in Section
1101 63N-2-502.

1102 ~~[(f)]~~ (m) "Hotel property" means the same as that term is defined in Section 63N-2-502.

1103 ~~[(m)]~~ (n) "Hotel property new growth" means an amount equal to the incremental value
1104 that is no longer provided to a host local government as incremental property tax
1105 revenue.

1106 ~~[(n)]~~ (o) "Incremental property tax revenue" means the same as that term is defined in
1107 Section 63N-2-502.

1108 ~~[(o)]~~ (p) "Incremental value" means:

1109 (i) for an authority created under Section 11-58-201, the amount calculated by
1110 multiplying:

1111 (A) the difference between the taxable value and the base taxable value of the
1112 property that is located within a project area and on which property tax
1113 differential is collected; and

1114 (B) the number that represents the percentage of the property tax differential that
1115 is paid to the authority;

- 1116 (ii) for the Point of the Mountain State Land Authority created in Section 11-59-201,
1117 an amount calculated by multiplying:
- 1118 (A) the difference between the current assessed value of the property and the base
1119 taxable value; and
- 1120 (B) the number that represents the percentage of the property tax augmentation, as
1121 defined in Section 11-59-207, that is paid to the Point of the Mountain State
1122 Land Authority;
- 1123 (iii) for the Utah Fairpark Area Investment and Restoration District created in Section
1124 11-70-201, the amount calculated by multiplying:
- 1125 (A) the difference between the taxable value for the current year and the base
1126 taxable value of the property that is located within a project area; and
- 1127 (B) the number that represents the percentage of enhanced property tax revenue,
1128 as defined in Section 11-70-101;
- 1129 (iv) for an agency created under Section 17C-1-201.5, the amount calculated by
1130 multiplying:
- 1131 (A) the difference between the taxable value and the base taxable value of the
1132 property located within a project area and on which tax increment is collected;
1133 and
- 1134 (B) the number that represents the adjusted tax increment from that project area
1135 that is paid to the agency;
- 1136 (v) for an authority created under Section 63H-1-201, the amount calculated by
1137 multiplying:
- 1138 (A) the difference between the taxable value and the base taxable value of the
1139 property located within a project area and on which property tax allocation is
1140 collected; and
- 1141 (B) the number that represents the percentage of the property tax allocation from
1142 that project area that is paid to the authority;
- 1143 (vi) for a housing and transit reinvestment zone or convention center reinvestment
1144 zone created in accordance with Title 63N, Chapter 3, Part 6, Housing and Transit
1145 Reinvestment Zone Act, an amount calculated by multiplying:
- 1146 (A) the difference between the taxable value and the base taxable value of the
1147 property that is located within a housing and transit reinvestment zone or
1148 convention center reinvestment zone and on which tax increment is collected;
1149 and

- 1150 (B) the number that represents the percentage of the tax increment that is paid to
1151 the housing and transit reinvestment zone or convention center reinvestment
1152 zone;
- 1153 (vii) for a host local government, an amount calculated by multiplying:
1154 (A) the difference between the taxable value and the base taxable value of the
1155 hotel property on which incremental property tax revenue is collected; and
1156 (B) the number that represents the percentage of the incremental property tax
1157 revenue from that hotel property that is paid to the host local government;
- 1158 (viii) for a home ownership promotion zone created under Title 10, Chapter 21, Part 5,
1159 Home Ownership Promotion Zone for Municipalities, or Title 17, Chapter 80, Part
1160 5, Home Ownership Promotion Zone, an amount calculated by multiplying:
1161 (A) the difference between the taxable value and the base taxable value of the
1162 property that is located within a home ownership promotion zone and on which
1163 tax increment is collected; and
1164 (B) the number that represents the percentage of the tax increment that is paid to
1165 the home ownership promotion zone;
- 1166 (ix) for a first home investment zone created in accordance with Title 63N, Chapter
1167 3, Part 16, First Home Investment Zone Act, an amount calculated by multiplying:
1168 (A) the difference between the taxable value and the base taxable value of the
1169 property that is located within a first home investment zone and on which tax
1170 increment is collected; and
1171 (B) the number that represents the percentage of the tax increment that is paid to
1172 the first home investment zone;
- 1173 (x) for a major sporting event venue zone created pursuant to Title 63N, Chapter 3,
1174 Part 17, Major Sporting Event Venue Zone Act, an amount calculated by
1175 multiplying:
1176 (A) the difference between the taxable value and the base taxable value of the
1177 property located within a qualified development zone for a major sporting
1178 event venue zone and upon which property tax increment is collected; and
1179 (B) the number that represents the percentage of tax increment that is paid to the
1180 major sporting event venue zone, as approved by a major sporting event venue
1181 zone committee described in Section 63N-1a-1706; or
1182 (xi) for an electrical energy development zone created under Section 79-6-1104, the
1183 amount calculated by multiplying:

- 1184 (A) the difference between the taxable value and the base taxable value of the
 1185 property that is located within the electrical energy developmental zone; and
 1186 (B) the number that represents the percentage of the tax increment that is paid to a
 1187 community reinvestment agency and the Electrical Energy Development
 1188 Investment Fund created in Section 79-6-1105.

1189 ~~(p)~~ (q)(i) "Locally assessed new growth" means the greater of:

- 1190 (A) zero; or
 1191 (B) the amount calculated by subtracting the year end taxable value of real
 1192 property the county assessor assesses in accordance with Part 3, County
 1193 Assessment, for the previous year, adjusted for prior year end incremental
 1194 value from the taxable value of real property the county assessor assesses in
 1195 accordance with Part 3, County Assessment, for the current year, adjusted for
 1196 current year incremental value.
- 1197 (ii) "Locally assessed new growth" does not include a change in:
 1198 (A) value as a result of factoring in accordance with Section 59-2-704, reappraisal,
 1199 or another adjustment;
 1200 (B) assessed value based on whether a property is allowed a residential exemption
 1201 for a primary residence under Section 59-2-103;
 1202 (C) assessed value based on whether a property is assessed under Part 5, Farmland
 1203 Assessment Act;~~or~~
 1204 (D) assessed value based on whether a property is assessed under Part 17, Urban
 1205 Farming Assessment Act~~;~~ or
 1206 (E) subject to Subsection (10), taxable value attributable to physical
 1207 improvements to an existing structure or the construction of a new structure
 1208 that does not add new building area related to residential or commercial use,
 1209 and excluding any increase in taxable value for property that was assessed in
 1210 the previous year as partially completed new growth.

1211 ~~(q)~~ (r) "Project area" means:

- 1212 (i) for an authority created under Section 11-58-201, the same as that term is defined
 1213 in Section 11-58-102;
 1214 (ii) for the Utah Fairpark Area Investment and Restoration District created in Section
 1215 11-70-201, the same as that term is defined in Section 11-70-101;
 1216 (iii) for an agency created under Section 17C-1-201.5, the same as that term is
 1217 defined in Section 17C-1-102;

- 1218 (iv) for an authority created under Section 63H-1-201, the same as that term is
 1219 defined in Section 63H-1-102;
- 1220 (v) for a housing and transit reinvestment zone or convention center reinvestment
 1221 zone created under Title 63N, Chapter 3, Part 6, Housing and Transit
 1222 Reinvestment Zone Act, the same as that term is defined in Section 63N-3-602;
- 1223 (vi) for a home ownership promotion zone created under Title 10, Chapter 21, Part 5,
 1224 Home Ownership Promotion Zone for Municipalities, or Title 17, Chapter 80, Part
 1225 5, Home Ownership Promotion Zone, the same as that term is defined in Section
 1226 10-21-101 or Section 17-80-101;
- 1227 (vii) for a first home investment zone created under Title 63N, Chapter 3, Part 16,
 1228 First Home Investment Zone Act, the same as that term is defined in Section
 1229 63N-3-1601; or
- 1230 (viii) for a major sporting event venue zone established under Title 63N, Chapter 3,
 1231 Part 17, Major Sporting Event Venue Zone Act, the qualified development zone,
 1232 as defined in Section 63N-3-1701.
- 1233 ~~(s)~~ (i) "Project area new growth" means:
- 1234 ~~(i)~~ (A) for an authority created under Section 11-58-201, an amount equal to the
 1235 incremental value that is no longer provided to an authority as property tax
 1236 differential;
- 1237 ~~(ii)~~ (B) for the Point of the Mountain State Land Authority created in Section
 1238 11-59-201, an amount equal to the incremental value that is no longer provided
 1239 to the Point of the Mountain State Land Authority as property tax
 1240 augmentation, as defined in Section 11-59-207;
- 1241 ~~(iii)~~ (C) for the Utah Fairpark Area Investment and Restoration District created in
 1242 Section 11-70-201, an amount equal to the incremental value that is no longer
 1243 provided to the Utah Fairpark Area Investment and Restoration District;
- 1244 ~~(iv)~~ (D) for an agency created under Section 17C-1-201.5, an amount equal to the
 1245 incremental value that is no longer provided to an agency as tax increment;
- 1246 ~~(v)~~ (E) for an authority created under Section 63H-1-201, an amount equal to the
 1247 incremental value that is no longer provided to an authority as property tax
 1248 allocation;
- 1249 ~~(vi)~~ (F) for a housing and transit reinvestment zone or convention center
 1250 reinvestment zone created under Title 63N, Chapter 3, Part 6, Housing and
 1251 Transit Reinvestment Zone Act, an amount equal to the incremental value that

1252 is no longer provided to a housing and transit reinvestment zone or convention
1253 center reinvestment zone as tax increment;

1254 [~~(vii)~~] (G) for a home ownership promotion zone created under Title 10, Chapter
1255 21, Part 5, Home Ownership Promotion Zone for Municipalities, or Title 17,
1256 Chapter 80, Part 5, Home Ownership Promotion Zone, an amount equal to the
1257 incremental value that is no longer provided to a home ownership promotion
1258 zone as tax increment;

1259 [~~(viii)~~] (H) for a first home investment zone created under Title 63N, Chapter 3,
1260 Part 16, First Home Investment Zone Act, an amount equal to the incremental
1261 value that is no longer provided to a first home investment zone as tax
1262 increment; or

1263 [~~(ix)~~] (I) for a major sporting event venue zone created under Title 63N, Chapter 3,
1264 Part 17, Major Sporting Event Venue Zone Act, an amount equal to the
1265 incremental value that is no longer provided to the creating entity of a major
1266 sporting event venue zone as property tax increment.

1267 (ii) "Project area new growth" does not include, for any entity listed under Subsection
1268 (1)(s)(i), tangible personal property.

1269 [~~(s)~~] (t) "Project area incremental revenue" means the same as that term is defined in
1270 Section 17C-1-1001.

1271 [~~(t)~~] (u) "Property tax allocation" means the same as that term is defined in Section
1272 63H-1-102.

1273 [~~(u)~~] (v) "Property tax differential" means the same as that term is defined in Sections
1274 11-58-102 and 79-6-1104.

1275 [~~(v)~~] (w) "Tax increment" means:

1276 (i) for a project created under Section 17C-1-201.5, the same as that term is defined
1277 in Section 17C-1-102;

1278 (ii) for a housing and transit reinvestment zone or convention center reinvestment
1279 zone created under Title 63N, Chapter 3, Part 6, Housing and Transit
1280 Reinvestment Zone Act, the same as the term "property tax increment" is defined
1281 in Section 63N-3-602;

1282 (iii) for a home ownership promotion zone created under Title 10, Chapter 21, Part 5,
1283 Home Ownership Promotion Zone for Municipalities, or Title 17, Chapter 80, Part
1284 5, Home Ownership Promotion Zone, the same as that term is defined in Section
1285 10-21-101 or Section 17-80-101;

- 1286 (iv) for a first home investment zone created under Title 63N, Chapter 3, Part 16,
1287 First Home Investment Zone Act, the same as that term is defined in Section
1288 63N-3-1601; or
- 1289 (v) for a major sporting event venue zone created under Title 63N, Chapter 3, Part 17,
1290 Major Sporting Event Venue Zone Act, property tax increment, as that term is
1291 defined in Section 63N-3-1701.
- 1292 (2) Before June 1 of each year, each county assessor shall deliver to the county auditor and
1293 the commission the following statements:
- 1294 (a) a statement containing the aggregate valuation of all taxable real property a county
1295 assessor assesses in accordance with Part 3, County Assessment, for each taxing
1296 entity; and
- 1297 (b) a statement containing the taxable value of all personal property a county assessor
1298 assesses in accordance with Part 3, County Assessment, from the prior year end
1299 values.
- 1300 (3) The county auditor shall, on or before June 8, transmit to the governing body of each
1301 taxing entity:
- 1302 (a) the statements described in Subsections (2)(a) and (b);
1303 (b) an estimate of the revenue from personal property;
1304 (c) the certified tax rate; and
1305 (d) all forms necessary to submit a tax levy request.
- 1306 (4)(a) Except as otherwise provided in this section, the certified tax rate shall be
1307 calculated by dividing the ad valorem property tax revenue that a taxing entity
1308 budgeted for the prior year by the amount calculated under Subsection (4)(b).
- 1309 (b) For purposes of Subsection (4)(a), the legislative body of a taxing entity shall
1310 calculate an amount as follows:
- 1311 (i) calculate for the taxing entity the difference between:
1312 (A) the aggregate taxable value of all property taxed; and
1313 (B) any adjustments for current year incremental value;
- 1314 (ii) after making the calculation required by Subsection (4)(b)(i), calculate an amount
1315 determined by increasing or decreasing the amount calculated under Subsection
1316 (4)(b)(i) by the average of the percentage net change in the value of taxable
1317 property for the equalization period for the three calendar years immediately
1318 preceding the current calendar year;
- 1319 (iii) after making the calculation required by Subsection (4)(b)(ii), calculate the

- 1320 product of:
- 1321 (A) the amount calculated under Subsection (4)(b)(ii); and
- 1322 (B) the percentage of property taxes collected for the five calendar years
- 1323 immediately preceding the current calendar year; and
- 1324 (iv) after making the calculation required by Subsection (4)(b)(iii), calculate an
- 1325 amount determined by:
- 1326 (A) multiplying the percentage of property taxes collected for the five calendar
- 1327 years immediately preceding the current calendar year by eligible new growth;
- 1328 and
- 1329 (B) subtracting the amount calculated under Subsection (4)(b)(iv)(A) from the
- 1330 amount calculated under Subsection (4)(b)(iii).
- 1331 (5) A certified tax rate for a taxing entity described in this Subsection (5) shall be calculated
- 1332 as follows:
- 1333 (a) except as provided in Subsection (5)(b) or (c), for a new taxing entity, the certified
- 1334 tax rate is zero;
- 1335 (b) for a municipality incorporated on or after July 1, 1996, the certified tax rate is:
- 1336 (i) in a county of the first, second, or third class, the levy imposed for municipal-type
- 1337 services under Title 17, Chapter 78, Part 5, Provision of Municipal-Type Services
- 1338 to Unincorporated Areas; and
- 1339 (ii) in a county of the fourth, fifth, or sixth class, the levy imposed for general county
- 1340 purposes and such other levies imposed solely for the municipal-type services
- 1341 identified in Section 17-78-501 and Subsection 17-63-101(23);
- 1342 (c) for a community reinvestment agency that received all or a portion of a taxing
- 1343 entity's project area incremental revenue in the prior year under Title 17C, Chapter 1,
- 1344 Part 10, Agency Taxing Authority, the certified tax rate is calculated as described in
- 1345 Subsection (4) except that the commission shall treat the total revenue transferred to
- 1346 the community reinvestment agency as ad valorem property tax revenue that the
- 1347 taxing entity budgeted for the prior year; and
- 1348 (d) for debt service voted on by the public, the certified tax rate is the actual levy
- 1349 imposed by that section, except that a certified tax rate for the following levies shall
- 1350 be calculated in accordance with Section 59-2-913 and this section:
- 1351 (i) a school levy provided for under Section 53F-8-301, 53F-8-302, or 53F-8-303; and
- 1352 (ii) a levy to pay for the costs of state legislative mandates or judicial or
- 1353 administrative orders under Section 59-2-1602.

- 1354 (6)(a) A taxing entity may impose a judgment levy under Section 59-2-1328 or
1355 59-2-1330 at a rate that is sufficient to generate only the revenue required to satisfy
1356 one or more eligible judgments.
- 1357 (b) The ad valorem property tax revenue generated by a judgment levy described in
1358 Subsection (6)(a) may not be considered in establishing a taxing entity's aggregate
1359 certified tax rate.
- 1360 (7)(a) For the purpose of calculating the certified tax rate, the county auditor shall use:
1361 (i) the taxable value of real property:
1362 (A) the county assessor assesses in accordance with Part 3, County Assessment;
1363 and
1364 (B) contained on the assessment roll;
1365 (ii) the year end taxable value of personal property:
1366 (A) a county assessor assesses in accordance with Part 3, County Assessment; and
1367 (B) contained on the prior year's assessment roll; and
1368 (iii) the taxable value of real and personal property the commission assesses in
1369 accordance with Part 2, Assessment of Property.
- 1370 (b) For purposes of Subsection (7)(a), taxable value does not include eligible new
1371 growth.
- 1372 (8)(a) On or before June 30 of each year, a taxing entity shall adopt a tentative budget.
1373 (b) If a taxing entity intends to exceed the certified tax rate, the taxing entity shall notify
1374 the county auditor of:
1375 (i) the taxing entity's intent to exceed the certified tax rate; and
1376 (ii) the amount by which the taxing entity proposes to exceed the certified tax rate.
- 1377 (c) The county auditor shall notify property owners of any intent to levy a tax rate that
1378 exceeds the certified tax rate in accordance with Sections 59-2-919 and 59-2-919.1.
- 1379 (9)(a) Subject to Subsection (9)(d), the commission shall provide notice, through
1380 electronic means on or before July 31, to a taxing entity and the Revenue and
1381 Taxation Interim Committee if:
1382 (i) the amount calculated under Subsection (9)(b) is 10% or more of the year end
1383 taxable value of the real and personal property the commission assesses in
1384 accordance with Part 2, Assessment of Property, for the previous year, adjusted
1385 for prior year end incremental value; and
1386 (ii) the amount calculated under Subsection (9)(c) is 50% or more of the total year
1387 end taxable value of the real and personal property of a taxpayer the commission

1388 assesses in accordance with Part 2, Assessment of Property, for the previous year.

1389 (b) For purposes of Subsection (9)(a)(i), the commission shall calculate an amount by
 1390 subtracting the taxable value of real and personal property the commission assesses
 1391 in accordance with Part 2, Assessment of Property, for the current year, adjusted for
 1392 current year incremental value, from the year end taxable value of the real and
 1393 personal property the commission assesses in accordance with Part 2, Assessment of
 1394 Property, for the previous year, adjusted for prior year end incremental value.

1395 (c) For purposes of Subsection (9)(a)(ii), the commission shall calculate an amount by
 1396 subtracting the total taxable value of real and personal property of a taxpayer the
 1397 commission assesses in accordance with Part 2, Assessment of Property, for the
 1398 current year, from the total year end taxable value of the real and personal property of
 1399 a taxpayer the commission assesses in accordance with Part 2, Assessment of
 1400 Property, for the previous year.

1401 (d) The notification under Subsection (9)(a) shall include a list of taxpayers that meet the
 1402 requirement under Subsection (9)(a)(ii).

1403 (10) For purposes of Subsection (1)(q)(ii)(E), a county assessor may not use permit value to
 1404 determine the market value of construction in progress as of January 1.

1405 Section 20. Section **59-2-924.2** is amended to read:

1406 **59-2-924.2 (Effective 05/06/26) (Applies beginning 01/01/26). Adjustments to the**
 1407 **calculation of a taxing entity's certified tax rate.**

1408 (1) ~~[For purposes of this section, "certified]~~ As used in this section:

1409 (a) "Annexing county" means a county for which the unincorporated area is included
 1410 within a public safety district by annexation.

1411 (b) "Annexing municipality" means a municipality that is included within a public safety
 1412 district by annexation.

1413 (c) "Certified tax rate" means a certified tax rate calculated in accordance with Section
 1414 59-2-924.

1415 (d) "Fire district" means a service area under Title 17B, Chapter 2a, Part 9, Service Area
 1416 Act:

1417 (i) created to provide fire protection, paramedic, and emergency services; and

1418 (ii) in the creation of which an election was not required under Subsection
 1419 17B-1-214(3)(d).

1420 (e) "Participating county" means a county that has the unincorporated area included
 1421 within a public safety district.

- 1422 (f) "Participating municipality" means a municipality that is included within a public
1423 safety district.
- 1424 (g) "Police district" means a service area under Title 17B, Chapter 2a, Part 9, Service
1425 Area Act, within a county of the first class:
1426 (i) created to provide law enforcement service; and
1427 (ii) in the creation of which an election was not required under Subsection
1428 17B-1-214(3)(d).
- 1429 (h) "Public safety district" means a fire district or a police district.
- 1430 (i) "Public safety service" means:
1431 (i) in the case of a public safety district that is a fire district, fire protection,
1432 paramedic, and emergency services; and
1433 (ii) in the case of a public safety district that is a police district, law enforcement
1434 service.
- 1435 (2) [~~Beginning January 1, 1997, if~~] If a taxing entity receives increased [revenues] revenue
1436 from uniform fees on tangible personal property under Section 59-2-405, 59-2-405.1,
1437 59-2-405.2, 59-2-405.3, or 72-10-110.5 as a result of any county imposing a sales and
1438 use tax under Chapter 12, Part 11, County Option Sales and Use Tax, the taxing entity
1439 shall decrease [its] the taxing entity's certified tax rate to offset the increased [revenues]
1440 revenue.
- 1441 (3)(a) [~~Beginning July 1, 1997, if~~] If a county has imposed a sales and use tax under
1442 Chapter 12, Part 11, County Option Sales and Use Tax, the county's certified tax rate
1443 shall be:
1444 (i) decreased on a one-time basis by the amount of the estimated sales and use tax
1445 revenue to be distributed to the county under Subsection 59-12-1102(4); and
1446 (ii) increased by the amount necessary to offset the county's reduction in revenue
1447 from uniform fees on tangible personal property under Section 59-2-405,
1448 59-2-405.1, 59-2-405.2, 59-2-405.3, or 72-10-110.5 as a result of the decrease in
1449 the certified tax rate under Subsection (3)(a)(i).
- 1450 (b) The commission shall determine estimates of sales and use tax distributions for
1451 purposes of Subsection (3)(a).
- 1452 (4) [~~Beginning January 1, 1998, if~~] If a municipality has imposed an additional resort
1453 communities sales and use tax under Section 59-12-402, the municipality's certified tax
1454 rate shall be decreased on a one-time basis by the amount necessary to offset the first 12
1455 months of estimated revenue from the additional resort communities sales and use tax

1456 imposed under Section 59-12-402.

1457 (5)(a) This Subsection (5) applies to each county that:

1458 (i) establishes a countywide special service district under Title 17D, Chapter 1,
1459 Special Service District Act, to provide jail service, as provided in Subsection
1460 17D-1-201(10); and

1461 (ii) levies a property tax on behalf of the special service district under Section
1462 17D-1-105.

1463 (b)(i) The certified tax rate of each county to which this Subsection (5) applies shall
1464 be decreased by the amount necessary to reduce county ~~[revenues]~~ revenue by the
1465 same amount of ~~[revenues]~~ revenue that will be generated by the property tax
1466 imposed on behalf of the special service district.

1467 (ii) Each decrease under Subsection (5)(b)(i) shall occur contemporaneously with the
1468 levy on behalf of the special service district under Section 17D-1-105.

1469 (6) The equalized public safety tax rate is determined by:

1470 (a) calculating, for each participating county and each participating municipality, the
1471 property tax revenue necessary:

1472 (i) in the case of a fire district, to cover all the costs associated with providing fire
1473 protection, paramedic, and emergency services:

1474 (A) for a participating county, in the unincorporated area of the county; and

1475 (B) for a participating municipality, in the municipality; or

1476 (ii) in the case of a police district, to cover all the costs associated with providing law
1477 enforcement service that the police district board designates to be funded by a
1478 property tax:

1479 (A) for a participating county, in the unincorporated area of the county; or

1480 (B) for a participating municipality, in the municipality; and

1481 (b) adding all the amounts calculated under Subsection (6)(a) for all participating
1482 counties and all participating municipalities and then dividing that sum by the
1483 aggregate taxable value of the property, as adjusted in accordance with Section
1484 59-2-913:

1485 (i) for participating counties, in the unincorporated area of all participating counties;

1486 and

1487 (ii) for participating municipalities, in all participating municipalities.

1488 ~~[(6)] (7)[(a) As used in this Subsection (6):]~~

1489 ~~[(i) "Annexing county" means a county whose unincorporated area is included within~~

- 1490 a public safety district by annexation.]
- 1491 [(ii) "Annexing municipality" means a municipality whose area is included within a
- 1492 public safety district by annexation.]
- 1493 [(iii) "Equalized public safety protection tax rate" means the tax rate that results from:]
- 1494 [(A) calculating, for each participating county and each participating municipality,
- 1495 the property tax revenue necessary:]
- 1496 [(I) in the case of a fire district, to cover all of the costs associated with
- 1497 providing fire protection, paramedic, and emergency services:]
- 1498 [(Aa) for a participating county, in the unincorporated area of the county;
- 1499 and]
- 1500 [(Bb) for a participating municipality, in the municipality; or]
- 1501 [(H) in the case of a police district, to cover all the costs:]
- 1502 [(Aa) associated with providing law enforcement service:]
- 1503 [(Ii) for a participating county, in the unincorporated area of the county;
- 1504 and]
- 1505 [(Hii) for a participating municipality, in the municipality; and]
- 1506 [(Bb) that the police district board designates as the costs to be funded by a
- 1507 property tax; and]
- 1508 [(B) adding all the amounts calculated under Subsection (6)(a)(iii)(A) for all
- 1509 participating counties and all participating municipalities and then dividing that
- 1510 sum by the aggregate taxable value of the property, as adjusted in accordance
- 1511 with Section 59-2-913:]
- 1512 [(I) for participating counties, in the unincorporated area of all participating
- 1513 counties; and]
- 1514 [(H) for participating municipalities, in all the participating municipalities.]
- 1515 [(iv) "Fire district" means a service area under Title 17B, Chapter 2a, Part 9, Service
- 1516 Area Act:]
- 1517 [(A) created to provide fire protection, paramedic, and emergency services; and]
- 1518 [(B) in the creation of which an election was not required under Subsection
- 1519 17B-1-214(3)(d).]
- 1520 [(v) "Participating county" means a county whose unincorporated area is included
- 1521 within a public safety district at the time of the creation of the public safety
- 1522 district.]
- 1523 [(vi) "Participating municipality" means a municipality whose area is included within

- 1524 a public safety district at the time of the creation of the public safety district.]
- 1525 [(vii) "Police district" means a service area under Title 17B, Chapter 2a, Part 9,
- 1526 Service Area Act, within a county of the first class:]
- 1527 [(A) created to provide law enforcement service; and]
- 1528 [(B) in the creation of which an election was not required under Subsection
- 1529 17B-1-214(3)(d).]
- 1530 [(viii) "Public safety district" means a fire district or a police district.]
- 1531 [(ix) "Public safety service" means:]
- 1532 [(A) in the case of a public safety district that is a fire district, fire protection,
- 1533 paramedic, and emergency services; and]
- 1534 [(B) in the case of a public safety district that is a police district, law enforcement
- 1535 service.]
- 1536 [(b)] (a) In the first year following creation of a public safety district, the certified tax
- 1537 rate of each participating county and each participating municipality shall be
- 1538 decreased by the amount of the equalized public safety tax rate calculated in
- 1539 accordance with Subsection (6).
- 1540 [(c)] (b) In the first budget year following annexation to a public safety district, the
- 1541 certified tax rate of each annexing county and each annexing municipality shall be
- 1542 decreased by an amount equal to the amount of revenue budgeted by the annexing
- 1543 county or annexing municipality:
- 1544 (i) for public safety service; and
- 1545 (ii) in:
- 1546 (A) for a taxing entity operating under a January 1 through December 31 fiscal
- 1547 year, the prior calendar year; or
- 1548 (B) for a taxing entity operating under a July 1 through June 30 fiscal year, the
- 1549 prior fiscal year.
- 1550 [(d)] (c) Each tax levied under this section by a public safety district shall be considered
- 1551 to be levied by:
- 1552 (i) each participating county and each annexing county for purposes of the county's
- 1553 tax limitation under Section 59-2-908; and
- 1554 (ii) each participating municipality and each annexing municipality for purposes of
- 1555 the municipality's tax limitation under Section 10-5-112, for a town, or Section
- 1556 10-6-133, for a city.
- 1557 [(e)] (d) The calculation of a public safety district's certified tax rate for the year of

- 1558 annexation shall be adjusted to include an amount of revenue equal to one half of the
1559 amount of revenue budgeted by the annexing entity for public safety service in the
1560 annexing entity's prior fiscal year if:
- 1561 (i) the public safety district operates on a January 1 through December 31 fiscal year;
 - 1562 (ii) the public safety district approves an annexation of an entity operating on a July 1
1563 through June 30 fiscal year; and
 - 1564 (iii) the annexation described in Subsection [~~(6)(e)(ii)~~] (7)(d)(ii) takes effect on July 1.
- 1565 [~~(7)~~] (8)(a) The base taxable value as defined in Section 17C-1-102 shall be reduced for
1566 any year to the extent necessary to provide a community reinvestment agency
1567 established under Title 17C, Limited Purpose Local Government Entities -
1568 Community Reinvestment Agency Act, with approximately the same amount of
1569 money the agency would have received without a reduction in the county's certified
1570 tax rate, calculated in accordance with Section 59-2-924, if:
- 1571 (i) in that year there is a decrease in the certified tax rate under Subsection (2) or
1572 (3)(a);
 - 1573 (ii) the amount of the decrease is more than 20% of the county's certified tax rate of
1574 the previous year; and
 - 1575 (iii) the decrease results in a reduction of the amount to be paid to the agency under
1576 Section 17C-1-403 or 17C-1-404.
- 1577 (b) The base taxable value as defined in Section 17C-1-102 shall be increased in any
1578 year to the extent necessary to provide a community reinvestment agency with
1579 approximately the same amount of money as the agency would have received without
1580 an increase in the certified tax rate that year if:
- 1581 (i) in that year the base taxable value as defined in Section 17C-1-102 is reduced due
1582 to a decrease in the certified tax rate under Subsection (2) or (3)(a); and
 - 1583 (ii) the certified tax rate of a city, school district, special district, or special service
1584 district increases independent of the adjustment to the taxable value of the base
1585 year.
- 1586 (c) Notwithstanding a decrease in the certified tax rate under Subsection (2) or (3)(a), the
1587 amount of money allocated and, when collected, paid each year to a community
1588 reinvestment agency established under Title 17C, Limited Purpose Local
1589 Government Entities - Community Reinvestment Agency Act, for the payment of
1590 bonds or other contract indebtedness, but not for administrative costs, may not be less
1591 than ~~that~~ the amount would have been without a decrease in the certified tax rate

1592 under Subsection (2) or (3)(a).

1593 ~~[(8)(a) For the calendar year beginning on January 1, 2014, the calculation of a county~~
 1594 ~~assessing and collecting levy shall be adjusted by the amount necessary to offset:]~~

1595 ~~[(i) any change in the certified tax rate that may result from amendments to Part 16,~~
 1596 ~~Multicounty Assessing and Collecting Levy, in Laws of Utah 2014, Chapter 270,~~
 1597 ~~Section 3; and]~~

1598 ~~[(ii) the difference in the amount of revenue a taxing entity receives from or~~
 1599 ~~contributes to the Property Tax Valuation Fund, created in Section 59-2-1602, that~~
 1600 ~~may result from amendments to Part 16, Multicounty Assessing and Collecting~~
 1601 ~~Levy, in Laws of Utah 2014, Chapter 270, Section 3.]~~

1602 ~~[(b) A taxing entity is not required to comply with the notice and public hearing~~
 1603 ~~requirements in Section 59-2-919 for an adjustment to the county assessing and~~
 1604 ~~collecting levy described in Subsection (8)(a).]~~

1605 ~~[(9) If a taxing entity receives decreased revenues from uniform fees on tangible personal~~
 1606 ~~property under Section 59-2-405 as a result of any error in applying uniform fees to~~
 1607 ~~motor vehicle registration in the calendar year beginning on January 1, 2023, the~~
 1608 ~~commission may, for the calendar year beginning on January 1, 2024, increase the~~
 1609 ~~taxing entity's budgeted revenue to offset the decreased revenues.]~~

1610 Section 21. Section **59-2-1601** is amended to read:

1611 **59-2-1601 (Effective 05/06/26) (Applies beginning 01/01/26). Definitions.**

1612 As used in this part:

1613 ~~[(1) "County additional property tax" means the property tax levy described in Subsection~~
 1614 ~~59-2-1602(4).]~~

1615 ~~[(2)]~~

1616 ~~(1) "Database" means the same as that term is defined in Section 59-1-1901.~~

1617 ~~(2) "Fund" means the Property Tax Valuation Fund created in Section 59-2-1602.~~

1618 ~~[(3) "Multicounty Appraisal Trust" means the Multicounty Appraisal Trust created by an~~
 1619 ~~agreement:]~~

1620 ~~[(a) entered into by all of the counties in the state; and]~~

1621 ~~[(b) authorized by Title 11, Chapter 13, Interlocal Cooperation Act.]~~

1622 ~~[(4)] (3) "Multicounty assessing and collecting levy" means a property tax [levied] the~~
 1623 ~~counties levy in accordance with Subsection ~~[59-2-1602(2)] 59-2-1602(3).~~~~

1624 ~~(4) "Program manager" means an association that represents at least two-thirds of the~~
 1625 ~~counties in the state.~~

- 1626 (5)(a) "Property valuation service" means [any] a service or technology that promotes
 1627 uniform assessment levels for the valuation of personal property and real property in
 1628 accordance with Part 3, County Assessment.
- 1629 (b) "Property valuation service" includes statewide aerial imagery, change detection,
 1630 sketch validation, exception analysis, commercial valuation modeling, residential
 1631 valuation modeling, automated valuation modeling, and equity analysis.
- 1632 (6) "Statewide property tax system" means a computer assisted system for mass appraisal,
 1633 equalization, collection, distribution, and administration related to property tax~~[-created~~
 1634 ~~by the Multicounty Appraisal Trust in accordance with Section 59-2-1606].~~
- 1635 (7) "STATS" means the Statewide Tax Administration and Technology Solutions program,
 1636 created in Section 59-1-1902.

1637 Section 22. Section **59-2-1602** is amended to read:

1638 **59-2-1602 (Effective 05/06/26) (Applies beginning 01/01/26). Property Tax**
 1639 **Valuation Fund -- Statewide levy -- Additional county levy.**

- 1640 (1)(a) There is created a custodial fund in the Division of Finance known as the
 1641 "Property Tax Valuation Fund."
- 1642 (b) The fund consists of:
- 1643 (i) deposits made and penalties received under Subsection [(3)] (4);~~[-and]~~
 1644 (ii) interest on money deposited into the fund[-:] ;
 1645 (iii) appropriations from the Legislature;
 1646 (iv) the statewide property tax system and statewide web portals, including
 1647 intellectual property rights; and
 1648 (v) the database.
- 1649 (c)(i) Subject to Subsection (1)(c)(ii), the Division of Finance shall allocate money in
 1650 the fund for the calendar year to the program manager:
- 1651 (A) after the Division of Finance determines that the budget submitted in
 1652 accordance with Section 59-2-1605 contains proposed expenses for a use
 1653 described in Subsection 59-2-1606(4); and
- 1654 (B) for revenue the Division of Finance receives after the Division of Finance
 1655 makes the determination in accordance with Subsection (1)(c)(i)(A), within 30
 1656 days after receipt of the money.
- 1657 (ii) The Division of Finance may retain an amount equal to the cost of making the
 1658 determination described in Subsection (1)(c)(i)(A) before making an allocation.
- 1659 (d) Subject to the requirements of this section, the program manager shall have:

- 1660 (i) sole authority to:
- 1661 (A) determine expenditure of revenue the Division of Finance allocates to the
- 1662 program manager, including provision of property valuation services within
- 1663 counties; and
- 1664 (B) oversee the maintenance and enhancement of a statewide property tax system,
- 1665 including statewide web portals, that meets the requirements of this section; and
- 1666 (ii) control over the property described in Subsections (1)(b)(iv), (1)(b)(v), and (2)
- 1667 for the purpose and uses described in this section.
- 1668 (e) The program manager may spend money the Division of Finance allocates to the
- 1669 program manager only for STATS.
- 1670 [~~(e) Deposits, penalties, and interest described in Subsection (1)(b) shall be disbursed~~
- 1671 ~~and used as provided in Section 59-2-1603.]~~
- 1672 (2) The following assets are transferred to the program manager to use for STATS:
- 1673 (a) tangible personal property purchased, in whole or in part, with revenue from the
- 1674 multicounty assessing and collecting levy, including property acquired before May 6,
- 1675 2026; and
- 1676 (b) unexpended revenue that is:
- 1677 (i) obtained from the multicounty assessing and collecting levy or for the
- 1678 performance of the duties described in this section, including revenue acquired
- 1679 before May 6, 2026; and
- 1680 (ii) within the control of the program manager.
- 1681 (3)(a) Each county shall annually impose a multicounty assessing and collecting levy as
- 1682 provided in this Subsection [~~(2)~~] (3).
- 1683 (b) The tax rate of the multicounty assessing and collecting levy is the certified revenue
- 1684 levy rounded up to the sixth decimal place.
- 1685 (c) The state treasurer shall allocate all revenue collected from the multicounty assessing
- 1686 and collecting levy to the Multicounty Appraisal Trust.
- 1687 [~~(3)~~] (4)(a) The county shall state separately the multicounty assessing and collecting
- 1688 levy [imposed under Subsection (2) shall be separately stated] on the tax notice as a
- 1689 multicounty assessing and collecting levy.
- 1690 (b) The multicounty assessing and collecting levy is:
- 1691 (i) exempt from Sections 17C-1-403 through 17C-1-406;
- 1692 (ii) in addition to and exempt from the maximum levies allowable under Section
- 1693 59-2-908; and

- 1694 (iii) exempt from the notice and public hearing requirements of Section 59-2-919.
- 1695 (c)(i) Each county shall transmit quarterly to the state treasurer the revenue [~~collected~~
1696 the county collects from the multicounty assessing and collecting levy.
- 1697 (ii) The [~~revenue transmitted under Subsection (3)(c)(i) shall be transmitted~~] county
1698 shall transmit the revenue described in Subsection (4)(c)(i) no later than the tenth
1699 day of the month following the end of the quarter in which the county collects the
1700 revenue[is collected].
- 1701 [~~(iii) If revenue transmitted under Subsection (3)(c)(i) is transmitted after the tenth~~
1702 ~~day of the month following the end of the quarter in which the revenue is~~
1703 ~~collected, the county shall pay an interest penalty at the rate of 10% each year~~
1704 ~~until the revenue is transmitted.]~~
- 1705 (iii) If a county transmits revenue described in Subsection (4)(c)(i) after the tenth day
1706 of the month following the end of the quarter in which the county collects the
1707 revenue, the county shall pay an interest penalty at the rate of 10% each year until
1708 the county transmits the revenue.
- 1709 (iv) The state treasurer shall deposit the revenue and penalties described in this
1710 Subsection (4) into the fund.
- 1711 [~~(d) The state treasurer shall allocate the penalties received under this Subsection (3) in~~
1712 ~~the same manner as revenue is allocated under Subsection (2)(e).]~~
- 1713 [(4)] (5)(a) A county may levy a county additional property tax in accordance with this
1714 Subsection [(4)] (5).
- 1715 (b) The county additional property tax:
- 1716 (i) shall be separately stated on the tax notice as a county assessing and collecting
1717 levy;
- 1718 (ii) may not be incorporated into the rate of any other levy;
- 1719 (iii) is exempt from Sections 17C-1-403 through 17C-1-406; and
- 1720 (iv) is in addition to and exempt from the maximum levies allowable under Section
1721 59-2-908.
- 1722 (c) [~~Revenue~~] A county shall use revenue collected from the county additional property
1723 tax[~~shall be used~~] to:
- 1724 (i) promote the accurate valuation and uniform assessment levels of property as
1725 required by Section 59-2-103;
- 1726 (ii) promote the efficient administration of the property tax system, including the
1727 costs of assessment, collection, and distribution of property taxes;

- 1728 (iii) fund state mandated actions to meet legislative mandates or judicial or
 1729 administrative orders that relate to promoting:
 1730 (A) the accurate valuation of property; and
 1731 (B) the establishment and maintenance of uniform assessment levels within and
 1732 among counties; and
 1733 (iv) establish reappraisal programs that:
 1734 (A) are adopted by a resolution or ordinance of the county legislative body; and
 1735 (B) conform to rules the commission makes in accordance with Title 63G,
 1736 Chapter 3, Utah Administrative Rulemaking Act.

1737 Section 23. Section **59-2-1605** is amended to read:

1738 **59-2-1605 (Effective 05/06/26) (Applies beginning 01/01/26). Accounting records**
 1739 **for levies -- Records -- Report to Legislature, commission -- Budget to Division of Finance.**

- 1740 (1) Each county shall separately budget and account for the use of any money [
 1741 received or expended from a levy imposed under] the county receives or spends from a
 1742 levy the county imposes in accordance with Section 59-2-1602.
 1743 (2) The program manager shall separately budget and account for the use of any revenue
 1744 received from the fund.
 1745 (3) On or before October 1 of each year, the program manager shall submit an electronic
 1746 report to the Revenue and Taxation Interim Committee and the commission that
 1747 contains:
 1748 (a) a financial report that includes:
 1749 (i) the amount of revenue allocated to the program manager for the current calendar
 1750 year; and
 1751 (ii) a summary of the uses of the revenue during the current calendar year; and
 1752 (b) a status report on:
 1753 (i) the development, enhancement, and implementation of the statewide property tax
 1754 system and the statewide web portals described in Section 59-2-1606; and
 1755 (ii) achievement of the performance metrics described in Section 59-2-1606.
 1756 (4) On or before December 31 of each year, the program manager shall submit a detailed
 1757 budget for the upcoming calendar year to the Division of Finance.
 1758 (5) For the calendar year that begins on January 1, 2026, the program manager shall submit
 1759 a detailed budget for the current year to the Division of Finance on May 6, 2026.

1760 Section 24. Section **59-2-1606** is amended to read:

1761 **59-2-1606 (Effective 05/06/26) (Applies beginning 01/01/26). Statewide property**

1762 **tax system funding for counties -- Disbursements to the program manager -- Use of funds.**

1763 (1) The ~~[funds deposited into the Multicounty Appraisal Trust in accordance with Section~~
 1764 ~~59-2-1602 shall be used to provide funding for]~~ purpose for creating the fund is to
 1765 provide the counties with:

1766 (a) a statewide property tax system that will promote:

1767 (i) the accurate valuation of property;

1768 (ii) the establishment and maintenance of uniform assessment levels among counties
 1769 within the state;

1770 (iii) efficient administration of the property tax system, including the costs of
 1771 assessment, collection, and distribution of property taxes; and

1772 (iv) the uniform filing of a signed statement a county assessor requests under Section
 1773 59-2-306, including implementation of a statewide electronic filing system; and

1774 (b) property valuation services~~[-within the counties].~~

1775 (2)(a) The statewide property tax system shall comply with rules the commission
 1776 establishes in accordance with Title 63G, Chapter 3, Utah Administrative
 1777 Rulemaking Act.

1778 (b) The fund manager, in conjunction with the commission, shall establish annual
 1779 performance metrics for the development of the statewide property tax system.

1780 (3)(a) Except as described in Subsection (3)(b), each county shall adopt the statewide
 1781 property tax system.

1782 (b) A county may adopt only part of the statewide property tax system or none of the
 1783 system if the county demonstrates to the commission that:

1784 (i) the county uses a property tax system that includes a computer assisted mass
 1785 appraisal system and complies with rules the commission establishes in
 1786 accordance with Subsection (2)(a); and

1787 (ii) the county's overall system is able to exchange data with and make use of data
 1788 received from the statewide property tax system.

1789 ~~[(2)(a) An association representing at least two-thirds of the counties in the state shall~~
 1790 ~~appoint a trustee.]~~

1791 ~~[(b) The trustee of the Multicounty Appraisal Trust shall:]~~

1792 ~~[(i) determine which projects to fund, including property valuation services within~~
 1793 ~~counties; and]~~

1794 ~~[(ii) oversee the administration of a statewide property tax system that meets the~~
 1795 ~~requirements of Subsection (1)(a).]~~

- 1796 ~~[(3)(a) Subject to Subsection (3)(b), the trustee of the Multicounty Appraisal Trust may,~~
 1797 ~~in order to promote the objectives described in Subsection (1), use funds deposited~~
 1798 ~~into the Multicounty Appraisal Trust to hire one or more professional appraisers to~~
 1799 ~~provide property valuation services within a county of the third, fourth, fifth, or sixth~~
 1800 ~~class.]~~
- 1801 ~~[(b) A professional appraiser hired to provide property valuation services under this~~
 1802 ~~Subsection (3) shall:]~~
- 1803 ~~[(i) hold an appraiser's certificate or license from the Division of Real Estate in~~
 1804 ~~accordance with Title 61, Chapter 2g, Real Estate Appraiser Licensing and~~
 1805 ~~Certification Act; and]~~
- 1806 ~~[(ii) be approved by:]~~
- 1807 ~~[(A) the commission; and]~~
- 1808 ~~[(B) an association representing two or more counties in the state.]~~
- 1809 ~~[(4)(a) Except as provided in Subsection (4)(b), each county shall adopt the statewide~~
 1810 ~~property tax system on or before January 1, 2026.]~~
- 1811 ~~[(b) A county is exempt from the requirement in Subsection (4)(a) if:]~~
- 1812 ~~[(i) the county utilizes a computer assisted property tax system for mass appraisal~~
 1813 ~~other than the statewide property tax system;]~~
- 1814 ~~[(ii) the county demonstrates to the trustee of the Multicounty Appraisal Trust and to~~
 1815 ~~the commission that the property tax system described in Subsection (4)(b)(i) is~~
 1816 ~~interoperable with the statewide property tax system; and]~~
- 1817 ~~[(iii) the trustee of the Multicounty Appraisal Trust and the commission approve the~~
 1818 ~~county's exemption from the requirement in Subsection (4)(a).]~~
- 1819 ~~[(c) The commission and an association that represents at least two-thirds of the counties~~
 1820 ~~in the state shall assist any county adopting the statewide property tax system.]~~
- 1821 ~~[(5)] (4) [In order to promote the objectives described in Subsection (1), the trustee of the~~
 1822 ~~Multicounty Appraisal Trust shall use funds deposited into the Multicounty Appraisal~~
 1823 ~~Trust to] To promote the purposes described in Subsection (1), the program manager shall:~~
- 1824 ~~(a) maintain and enhance the statewide property tax system in accordance with~~
 1825 ~~Subsection (2);~~
- 1826 ~~(b) subject to Subsection [(6)] (5), develop and maintain a statewide web portal for~~
 1827 ~~uniform access to property characteristics and features relevant to the valuation of~~
 1828 ~~real property;~~
- 1829 ~~[(b)] (c) subject to Subsection [(7)] (6), develop and maintain a statewide web portal for~~

1830 the uniform electronic filing of an application to appeal the valuation or equalization
 1831 of real property with a county board of equalization under Section 59-2-1004; and
 1832 ~~[(e)]~~ (d) assist counties with tracking and reporting appeals information to the
 1833 commission as required by Section 59-2-1018.

1834 ~~[(6)]~~ (5)(a) The statewide web portal for uniform access to property characteristics and
 1835 features developed under Subsection ~~[(5)(a)]~~ (4)(b) shall specify, at a minimum, [
 1836 ~~specify~~]the following property characteristics and features:

1837 ~~[(i)]~~ property owner's name;
 1838 ~~[(ii)]~~ (i) parcel or serial number;
 1839 ~~[(iii)]~~ (ii) situs address;
 1840 ~~[(iv)]~~ mailing address;
 1841 ~~[(v)]~~ (iii) tax area;
 1842 ~~[(vi)]~~ (iv) the neighborhood;
 1843 ~~[(vii)]~~ (v) property type;
 1844 ~~[(viii)]~~ (vi) land type;
 1845 ~~[(ix)]~~ (vii) quality or condition;
 1846 ~~[(x)]~~ (viii) year of construction;
 1847 ~~[(xi)]~~ (ix) gross living area;
 1848 ~~[(xii)]~~ (x) acreage;
 1849 ~~[(xiii)]~~ (xi) market value; and
 1850 ~~[(xiv)]~~ (xii) taxable value.

1851 (b) In developing the statewide web portal for uniform access to property characteristics
 1852 and features under Subsection ~~[(5)(a)]~~ (4)(b), the [~~Multi~~county Appraisal Trust]
 1853 program manager may link the statewide web portal to a web portal [~~maintained by~~]
 1854 a county maintains for accessing property characteristics and features within the
 1855 county if the [~~Multi~~county Appraisal Trust] program manager determines that the
 1856 county web portal meets the requirements of Subsection ~~[(6)(a)]~~ (5)(a).

1857 ~~[(7)]~~ (6) In developing the statewide web portal for the uniform electronic filing of appeal
 1858 applications under Subsection ~~[(5)(b)]~~ (4)(c), the [~~Multi~~county Appraisal Trust] program
 1859 manager may link the statewide web portal to a web portal [~~maintained by~~]a county
 1860 maintains for the uniform electronic filing of appeal applications if the [~~Multi~~county
 1861 Appraisal Trust] program manager determines that the county web portal provides
 1862 equivalent functions as the statewide web portal.

1863 Section 25. Section **59-2-2001** is amended to read:

- 1864 **59-2-2001 (Effective 05/06/26) (Applies beginning 01/01/26). Definitions.**
- 1865 As used in this part:
- 1866 (1)(a) "Heavy equipment" means tangible personal property that:
- 1867 (i) is owned by a qualified rental business for purposes of renting;
- 1868 (ii) is utilized or designed for construction, earthmoving, or industrial operations; and
- 1869 (iii) is portable and transferable to the location in which the heavy equipment is used.
- 1870 (b) "Heavy equipment" includes:
- 1871 (i) lift equipment;
- 1872 (ii) material handling equipment;
- 1873 (iii) cranes;
- 1874 (iv) pumps;
- 1875 (v) generators;
- 1876 (vi) compressors;
- 1877 (vii) portable power equipment;
- 1878 (viii) heating, ventilation, and air conditioning equipment;
- 1879 (ix) portable worksite offices and containers;
- 1880 (x) tank trailers; and
- 1881 (xi) self-propelled equipment.
- 1882 (2) "Program manager" means the same as that term is defined in Section 59-2-1601.
- 1883 ~~[(2) "Multicounty Appraisal Trust" means the same as that term is defined in Section~~
- 1884 ~~59-2-1601.]~~
- 1885 (3) "Qualified rental business" means a business entity located in this state:
- 1886 (a) that is classified within one of the following NAICS codes of the 2022 North
- 1887 American Industry Classification System of the federal Executive Office of the
- 1888 President, Office of Management and Budget:
- 1889 (i) NAICS Code 532310, General Rental Centers; or
- 1890 (ii) NAICS Code 532412, Construction, Mining, and Forestry Machinery and
- 1891 Equipment Rental and Leasing; and
- 1892 (b) for which 51% or more of the business entity's total annual revenue is derived from
- 1893 the rental of heavy equipment.
- 1894 (4) "Recovery fee" means the fee authorized in Subsection 59-2-2002(1).
- 1895 (5) "Rental" means the same as the terms "lease" or "rental" are defined in Section
- 1896 59-12-102.
- 1897 (6)(a) "Rental charge" means the amount charged to a renter by a qualified rental

1898 business for the rental of heavy equipment.
 1899 (b) "Rental charge" does not include any additional charges separate from the actual cost
 1900 of the rental transaction, including costs required for delivery, insurance, or a waiver
 1901 of liability.

1902 (7) "Renter" means the person to which a qualified rental business rents heavy equipment.

1903 Section 26. Section **59-2-2002** is amended to read:

1904 **59-2-2002 (Effective 05/06/26) (Applies beginning 01/01/26). Recovery fee for**
 1905 **rental of heavy equipment -- Commission study and report.**

1906 (1) A qualified rental business may charge to a renter a fee in an amount equal to 1.5% of
 1907 the rental charge for each item of heavy equipment rented in this state.

1908 (2) A recovery fee under Subsection (1):

1909 (a) shall be separately stated on the invoice or receipt for the rental transaction; and

1910 (b) is not subject to a sales and use tax under Chapter 12, Sales and Use Tax Act.

1911 (3) A qualified rental business may not charge a recovery fee to a renter that is a
 1912 governmental entity as defined in Section 59-2-511.

1913 (4) Any amount of recovery fees collected by a qualified rental business during a calendar
 1914 year shall be used as reimbursement for property taxes paid by the qualified rental
 1915 business on heavy equipment in the same calendar year.

1916 (5)(a) The commission shall:

1917 (i) in coordination with county assessors and the [~~Multicounty Appraisal Trust~~]

1918 program manager, conduct a study to determine the need for adjustment to the rate
 1919 authorized under Subsection (1) for purposes of property tax reimbursement; and

1920 (ii) on or before September 30, 2027, provide to the Revenue and Taxation Interim
 1921 Committee an electronic report of the results of the study required under
 1922 Subsection (5)(a)(i), including any recommendations, based on information
 1923 received by the commission, for legislative changes to the rate authorized under
 1924 Subsection (1).

1925 (b) [~~A~~] Upon request by the commission, a county assessor or the [~~Multicounty~~
 1926 ~~Appraisal Trust~~] program manager shall[~~, upon request by the commission,~~] provide
 1927 to the commission any information necessary to complete the study required under
 1928 Subsection (5)(a)(i).

1929 Section 27. Section **59-35-101** is enacted to read:

1930 **CHAPTER 35. Tax Increment Financing Reporting**

1931

Part 1. General Provisions

- 1932 **59-35-101 (Effective 05/06/26). Definitions.**
- 1933 As used in this chapter:
- 1934 (1) "Agency" means a community reinvestment agency, as defined in Section 17C-1-102.
- 1935 (2) "Authorization meeting" means a public meeting:
- 1936 (a) conducted by the governing body of a TIF entity;
- 1937 (b) for which the TIF entity provides class A notice under Section 63G-30-102:
- 1938 (i) for a minimum of 10 calendar days before the public meeting; and
- 1939 (ii) with a link to the TIF entity's website where an explanation of each item listed in
- 1940 Subsection 59-2-201(3) may be found; and
- 1941 (c) in which the governing body of the TIF entity addresses each item listed in
- 1942 Subsection 59-2-201(3).
- 1943 (3) "Approximated discount rate" means the assumed rate of return used to discount future
- 1944 cash flows back to the cash's present value.
- 1945 (4) "But-for analysis" means information or data that demonstrates:
- 1946 (a) the benefits of a potential project to the public;
- 1947 (b) the existing impediments to the potential project;
- 1948 (c) that the potential project would be unable to overcome existing impediments and
- 1949 proceed without the use of tax increment; and
- 1950 (d) that the impact of using tax increment to the public is less than the benefits of the
- 1951 potential project to the public.
- 1952 (5) "Collecting entity" means:
- 1953 (a) for sales and use tax increment, the commission; or
- 1954 (b) for property tax increment, the county auditor, county assessor, and county treasurer
- 1955 of each county in which the TIF entity intends to use tax increment.
- 1956 (6) "Collection time period" means the maximum amount of time a TIF entity may collect
- 1957 tax increment after engaging in a specified event.
- 1958 (7) "Database" means a collection of electronic data to track the information that:
- 1959 (a) each TIF entity is required to submit in accordance with this chapter; and
- 1960 (b) the program manager collects in accordance with Section 59-35-301.
- 1961 (8) "Disclosure" means a written acknowledgment, made in a form and in a manner the
- 1962 program manager establishes, that a TIF entity intending to engage in a specified event
- 1963 submits.

- 1964 (9) "Established base year" means the year designated in a project area plan, a project area
1965 budget, or an interlocal agreement for the purpose of calculating tax increment.
- 1966 (10) "Governing body" means:
- 1967 (a) for an agency, the community reinvestment agency board;
1968 (b) for a municipality, the municipal legislative body;
1969 (c) for a county, the county legislative body;
1970 (d) for a regional economic development authority, the regional economic development
1971 authority's board;
1972 (e) for a public infrastructure district, the public infrastructure district's board of trustees;
1973 and
1974 (f) for a special district, the special district's board of trustees.
- 1975 (11) "Local entity" means:
- 1976 (a) an agency;
1977 (b) a municipality;
1978 (c) a county;
1979 (d) a public infrastructure district; or
1980 (e) a special district.
- 1981 (12) "Post-designation parcel" means:
- 1982 (a) except as provided in Subsection (12)(b), the same as that term is defined in Section
1983 11-58-601; or
1984 (b) for a project area created by the Military Installation Development Authority, a
1985 parcel within the project area.
- 1986 (13) "Program manager" means the same as that term is defined in Section 59-2-1601.
- 1987 (14) "Project area" means an area created and designated to receive tax increment according
1988 to the terms of an adopted project area plan, project area budget, or interlocal agreement.
- 1989 (15) "Project area budget" means a multi-year projection of annual or cumulative revenue
1990 and expenses and other fiscal matters pertaining to a project area that includes:
- 1991 (a) the start and end date for tax increment collection;
1992 (b) the number of years remaining that the TIF entity collects tax increment from the
1993 project area;
1994 (c) the amount of tax increment the TIF entity is authorized to receive from the project
1995 area, cumulatively and from each taxing entity, including:
1996 (i) the total dollar amount;
1997 (ii) the percentage of the total amount of tax increment generated within the project

- 1998 area; and
- 1999 (iii) the remaining amount of tax increment the TIF entity is authorized to receive
- 2000 from the project area, cumulatively and from each taxing entity; and
- 2001 (d) the amount of tax increment the TIF entity:
- 2002 (i) is authorized to use to pay for the TIF entity's administrative costs; and
- 2003 (ii) uses to pay for the TIF entity's administrative costs.
- 2004 (16) "Project area plan" means a written plan that, after the plan's effective date, guides and
- 2005 controls the development within a project area.
- 2006 (17)(a) "Property tax increment" means the amount of revenue a project area generates
- 2007 from property tax that exceeds the amount of revenue from the property tax that was
- 2008 generated in the project area:
- 2009 (i) in the year before the project area is created; or
- 2010 (ii) for a post-designation parcel, the 12 months before the trigger date.
- 2011 (b) "Property tax increment" includes:
- 2012 (i) enhanced property tax revenue;
- 2013 (ii) property tax allocation;
- 2014 (iii) property tax augmentation;
- 2015 (iv) property tax differential;
- 2016 (v) property tax increment; and
- 2017 (vi) tax increment revenue.
- 2018 (18) "Regional economic development authority" means:
- 2019 (a) the Utah Inland Port Authority created in Section 11-58-201;
- 2020 (b) the Point of the Mountain State Land Authority created in Section 11-59-201;
- 2021 (c) the Utah Fairpark Area Investment and Restoration District created in Section
- 2022 11-70-201; or
- 2023 (d) the Military Installation Development Authority created in Section 63H-1-201.
- 2024 (19) "Sales and use tax increment" means the amount of revenue a project area generates
- 2025 from sales and use tax that exceeds the amount of revenue from the sales and use tax
- 2026 that was generated in the project area for the established base year.
- 2027 (20) "Specified event" means:
- 2028 (a) for a local entity, triggering tax increment; or
- 2029 (b) for a regional economic development authority, entering into a tax increment
- 2030 agreement or approving a bond authorization.
- 2031 (21) "STATS" means the Statewide Tax Administration and Technology Solutions

- 2032 program, created in Section 59-1-1902.
- 2033 (22) "Tax increment" means property tax increment and sales and use tax increment.
- 2034 (23) "Taxing entity" means a government entity that:
- 2035 (a) imposes a tax on property located within a project area; or
- 2036 (b) imposes a sales and use tax under Title 59, Chapter 12, Sales and Use Tax Act,
- 2037 within a project area.
- 2038 (24) "TIF entity" means a political subdivision of the state that:
- 2039 (a) for purposes of Part 2, Pre-increment Disclosure and Reporting, intends to engage in
- 2040 a specified event; and
- 2041 (b) for purposes of Part 3, Tax Increment Receipt Reporting, receives or is authorized to
- 2042 receive tax increment for an approved project area.
- 2043 (25) "Trigger date" means:
- 2044 (a) except as provided in Subsections (25)(b) and (c), the same as that term is defined in
- 2045 Section 11-58-601;
- 2046 (b) for a project area created by the Military Installation Development Authority, the day
- 2047 on which the authority receives the first property tax allocation from the parcel; or
- 2048 (c) for a project area created by the Utah Fairpark Area Investment and Restoration
- 2049 District, the same as the term "transition date" is defined in Section 11-70-101.
- 2050 Section 28. Section **59-35-201** is enacted to read:

Part 2. Pre-increment Disclosure and Reporting

- 2052 **59-35-201 (Effective 05/06/26). Advance disclosure for use of tax increment.**
- 2053 (1) Beginning July 1, 2026, a TIF entity intending to use tax increment shall, before each
- 2054 specified event:
- 2055 (a) conduct an authorization meeting; and
- 2056 (b) submit the disclosure described in Subsection (3).
- 2057 (2) An authorization meeting may be part of another public meeting of the TIF entity's
- 2058 governing body if the disclosure and agenda for the public meeting clearly describe the
- 2059 authorization meeting portion of the public meeting.
- 2060 (3) Within 30 days after the day on which a TIF entity holds an authorization meeting, a
- 2061 TIF entity shall submit a disclosure to the program manager that includes:
- 2062 (a) a copy of the notice for and the minutes from the TIF entity's authorization meeting;
- 2063 (b) the public good to be addressed through the use of tax increment, including a
- 2064 description of each project the TIF entity intends to pursue with the use of tax
- 2065 increment;

- 2066 (c) the type of tax increment sought for use;
 2067 (d) the amount of tax increment that a TIF entity is authorized to use as a result of a
 2068 specified event;
 2069 (i) in total; and
 2070 (ii) separately for property tax increment and sales and use tax increment, if the TIF
 2071 entity seeks to use more than one type of tax increment;
 2072 (e) a cost analysis reflecting the administrative costs imposed on the commission and the
 2073 county to administer the collection, calculation, and distribution of the proposed tax
 2074 increment;
 2075 (f) a but-for analysis of each project the TIF entity intends to pursue with the use of tax
 2076 increment; and
 2077 (g) an explanation of how the benefit to residents or taxpayers near the project area is
 2078 proportionate to the benefit to any party benefiting from the TIF entity's use of tax
 2079 increment, as described in Section 59-35-202.

2080 (4) A TIF entity shall comply with the requirements of this part every time the TIF entity
 2081 intends to engage in a specified event.

2082 Section 29. Section **59-35-202** is enacted to read:

2083 **59-35-202 (Effective 05/06/26). Analyzing proportionate benefit.**

2084 In analyzing the proportionate benefit to residents or taxpayers near the project area, a
 2085 TIF entity shall prepare an estimate, in present value by using an approximated discount rate of
 2086 the following:

- 2087 (1) the amount of revenue that will be allocated to any party in the form of tax increment, or
 2088 bond financing secured by tax increment, each year over the collection time period or 40
 2089 years, whichever is greater; and
 2090 (2) the amount of revenue expected to be received by each taxing entity each year over 40
 2091 years.

2092 Section 30. Section **59-35-203** is enacted to read:

2093 **59-35-203 (Effective 05/06/26). Notifications -- Redis closure -- Use of excess tax**
 2094 **increment -- Termination of tax increment.**

- 2095 (1) A TIF entity that submits the required information under Section 59-35-201 may engage
 2096 in a specified event according to:
 2097 (a) the statutory requirements governing the TIF entity; and
 2098 (b) this section.
 2099 (2)(a) Except as provided in Subsection (2)(b), a TIF entity described in Subsection (1)

- 2100 shall notify:
- 2101 (i) within 30 calendar days, all taxing entities that will be affected by a planned tax
- 2102 increment area:
- 2103 (A) for which the TIF entity has submitted the information required under Section
- 2104 59-35-201; and
- 2105 (B) that the TIF entity intends to trigger tax increment;
- 2106 (ii) the collecting entities no later than December 31 the year before the TIF entity
- 2107 intends to begin receiving property tax increment; and
- 2108 (iii) the commission no later than 180 days before the beginning of the fiscal quarter
- 2109 during which the TIF entity intends to begin receiving sales and use tax increment.
- 2110 (b) If the TIF entity is required to comply with a different notification time period than
- 2111 the time periods described in Subsection (2)(a), the TIF entity shall comply with the
- 2112 notification period that provides the greater amount of time for notification.
- 2113 (3)(a) If a TIF entity does not engage in a specified event within five years after the day
- 2114 on which the TIF entity submits the information required by Section 59-35-201, the
- 2115 TIF entity shall:
- 2116 (i) hold a new authorization meeting, with updated information if applicable; and
- 2117 (ii) submit the information required by Section 59-35-201.
- 2118 (b)(i) If a TIF entity's disclosure includes all the information required by this
- 2119 Subsection (3), the TIF entity may engage in a specified event.
- 2120 (ii) If the program manager notifies the TIF entity of a deficiency in the disclosure,
- 2121 the TIF entity shall provide the requested additional disclosure information.
- 2122 (iii) A TIF entity that receives a request from the program manager under Subsection
- 2123 (3)(b)(ii) shall respond to the request.
- 2124 (4)(a) A local entity that receives more tax increment than projected is required to use
- 2125 the additional or excess revenue to defease any bond the local entity issued or
- 2126 accelerate repayment of any debts the local entity incurred if the bond or debt does
- 2127 not have any penalty or prohibition on defeasance of the bond or acceleration of the
- 2128 debt repayment.
- 2129 (b) A TIF entity may not use tax increment for any purpose other than the purpose
- 2130 described in the disclosure.
- 2131 (c)(i) A TIF entity is responsible for monitoring the TIF entity's receipt of tax
- 2132 increment and notifying taxing entities and collecting entities when the TIF entity
- 2133 is approaching, has met, or has exceeded the amount of tax increment stated in the

- 2134 disclosure.
- 2135 (ii) A TIF entity that receives more than the amount of tax increment stated in the
- 2136 disclosure:
- 2137 (A) shall immediately inform the county auditor, the county assessor, and the
- 2138 commission;
- 2139 (B) shall be responsible for ensuring the excess tax increment is returned to the
- 2140 appropriate taxing entities; and
- 2141 (C) may request assistance from the county and the commission in fulfilling the
- 2142 duty described in Subsection (4)(c)(ii)(B).

2143 (5) At the end of a collection time period, or upon receipt of the amount of tax increment

2144 stated in a disclosure, the TIF entity may not receive tax increment.

2145 (6) A TIF entity shall comply with the requirements of this part for any additional or

2146 subsequent specified event.

2147 Section 31. Section **59-35-204** is enacted to read:

2148 **59-35-204 (Effective 05/06/26). Transparency.**

2149 The program manager shall coordinate with the collecting entities to recommend

2150 processes for the responsible and transparent receipt of property tax increment, sales and use

2151 tax increment, and tax increment, including by implementing processes to ensure a TIF entity

2152 stops receiving tax increment once the TIF entity receives the amount of tax increment stated

2153 in the disclosure under Section 59-35-201.

2154 Section 32. Section **59-35-301** is enacted to read:

2155 **Part 3. Tax Increment Receipt Reporting**

2156 **59-35-301 (Effective 05/06/26). TIF entity reporting requirements.**

2157 (1) On or before January 1, 2027, a TIF entity shall submit to the program manager for each

2158 project area:

- 2159 (a) the project area plan;
- 2160 (b) the project area budget;
- 2161 (c) applicable interlocal agreements; and
- 2162 (d) a map of each project area.

2163 (2) A TIF entity shall submit the information described in Subsection (1) for a new project

2164 area created after January 1, 2027, before January 1 of the year after the year in which

2165 the project area is created.

2166 (3) On January 1, 2028, and on each January 1 thereafter, a TIF entity shall submit to the

2167 program manager a summary of the progress of each project area.

- 2168 (4) The program manager shall establish the manner in which a TIF entity shall submit the
2169 information described in Subsections (1) through (3).
- 2170 (5) Annually, the program manager shall collect, with input from the county and the TIF
2171 entities:
- 2172 (a) an assessment of the change in the project area's value, including:
- 2173 (i) the taxable value from the established base year;
2174 (ii) the estimated current assessed value; and
2175 (iii) the percentage change between the base taxable value and the estimated current
2176 assessed value;
- 2177 (b)(i) if the TIF entity has received tax increment from a project area, the amount of
2178 tax increment by calendar year, including:
- 2179 (A) a comparison of the actual tax increment received for each year to the
2180 forecasted tax increment for each year when the TIF entity created the project
2181 area;
- 2182 (B) the TIF entity's historical receipts and expenditures of tax increment for each
2183 project area budget;
- 2184 (C) a list of each taxing entity that imposes a tax within the project area;
2185 (D) a description of the benefits that each taxing entity receives from the project
2186 area; and
- 2187 (E) the percentage of additional value that each taxing entity provides to the
2188 project area; or
- 2189 (ii) if the TIF entity has not yet received tax increment from an approved project area:
- 2190 (A) the year in which the TIF entity expects to begin receiving tax increment for
2191 the project area;
- 2192 (B) a list of each taxing entity that imposes a tax within the project area;
2193 (C) a description of the benefits that each taxing entity is expected to receive from
2194 the project area; and
- 2195 (D) the percentage of additional value that each taxing entity provides to the
2196 project area;
- 2197 (c) the total amount of tax increment a TIF entity may receive from the project area
2198 cumulatively and from each taxing entity;
- 2199 (d) the total amount of tax increment the TIF entity pays to a taxing entity, if applicable;
2200 (e) a TIF entity's outstanding principal on bonds or loans for project area costs;
2201 (f) a description of current and anticipated project area development, including:

- 2202 (i) any significant infrastructure development, site development, participation
 2203 agreements, or vertical construction within the project area; and
 2204 (ii) other details of TIF entity action and development within the project area,
 2205 including:
 2206 (A) the total acreage developed after the TIF entity established the project area;
 2207 (B) the total undeveloped acreage the TIF entity expects to develop before the
 2208 project area is dissolved;
 2209 (C) the percentage of residential development, if applicable; and
 2210 (D) the total number of housing units authorized, if applicable;
 2211 (g) a summary of the portions of the project area plan and the budget that include:
 2212 (i) the number of years remaining that the TIF entity may receive tax increment from
 2213 the project area;
 2214 (ii) the estimated amount of tax increment that the TIF entity is authorized to receive
 2215 from the project area for the current calendar year; and
 2216 (iii) the estimated amount of tax increment to be paid to the TIF entity for the next
 2217 calendar year; and
 2218 (h) a description of how the receipt of tax increment during the previous year furthered
 2219 the goals, policies, and purposes of the project area.
 2220 (6) The provisions of this section apply regardless of when the project area is created.
 2221 (7) Any information a TIF entity submits in accordance with this section is for
 2222 informational purposes only.
 2223 Section 33. Section **59-35-302** is enacted to read:
 2224 **59-35-302 (Effective 05/06/26). Program manager report to Legislature, county**
 2225 **auditor, county treasurer -- Auditing.**
 2226 (1) At or before the October interim meeting of the Political Subdivisions Interim
 2227 Committee, the program manager shall present:
 2228 (a) annually, a written report of the information in the database that includes:
 2229 (i) a list of TIF entities that failed to comply with the requirements of Sections
 2230 59-35-201, 59-35-203, and 59-35-301 during the preceding reporting period;
 2231 (ii) a statewide summary of:
 2232 (A) the number of project areas receiving tax increment; and
 2233 (B) the total acres included in project areas receiving tax increment;
 2234 (iii) for each county, a summary of:
 2235 (A) the number of project areas receiving tax increment;

- 2236 (B) the total acres included in project areas;
- 2237 (C) the total acres included in project areas compared to the total taxable acres in
- 2238 the county;
- 2239 (D) the percentage of property tax for all taxing entities within the county that is
- 2240 allocated as tax increment;
- 2241 (E) the total amount of tax increment projected in all project area budgets;
- 2242 (F) the estimated tax increment from project area budgets that has not yet been
- 2243 received;
- 2244 (G) a description of any project area that is approved but has not received tax
- 2245 increment; and
- 2246 (H) project areas dissolved during the previous year;
- 2247 (iv) information about the benefits that project areas provide to each county and the
- 2248 state, which shall include information relating to two or more of the following:
- 2249 (A) the average percentage change in assessed value for each county within
- 2250 project areas during the reporting period;
- 2251 (B) the percentage change in assessed value within a county, excluding project
- 2252 areas, during the reporting period;
- 2253 (C) a comparison of the growth rate between project areas and areas of the county
- 2254 that are not within a project area;
- 2255 (D) public infrastructure paid for with tax increment;
- 2256 (E) publicly accessible parks, trails, plazas, or other public amenities paid for with
- 2257 tax increment;
- 2258 (F) affordable housing units tax increment creates, preserves, or supports; and
- 2259 (G) new jobs created with tax increment; and
- 2260 (v) any recommendation for legislation; and
- 2261 (b) every three years, beginning in 2030, a copy of the results of the independent audit
- 2262 described in Subsection (3).
- 2263 (2)(a) If the program manager does not receive, on or before April 1 of the year the
- 2264 information is due, the information that a TIF entity is required to provide under
- 2265 Section 59-35-301, the program manager shall:
- 2266 (i) refer the noncompliant TIF entity to the state auditor for review; and
- 2267 (ii) post a notice on the STATS website identifying the noncompliant TIF entity and
- 2268 describing the TIF entity's noncompliance.
- 2269 (b) If, for two consecutive years, the program manager does not receive information a

- 2270 TIF entity is required to provide under Section 59-35-301:
- 2271 (i) the program manager shall notify, no later than April 1 of the second consecutive
- 2272 year, the county auditor and the county treasurer of the county in which the
- 2273 noncompliant TIF entity is located of the TIF entity's noncompliance; and
- 2274 (ii) upon receiving the notice described in Subsection (2)(b)(i), the county treasurer
- 2275 shall withhold from the TIF entity 20% of the amount of tax increment the TIF
- 2276 entity is entitled to receive.
- 2277 (c)(i) Subject to Subsection (2)(c)(ii), the county treasurer may not withhold funds as
- 2278 described in Subsection (2)(b)(ii) if the disbursement of tax increment is necessary
- 2279 to meet contractual or debt service obligations.
- 2280 (ii) The TIF entity shall submit to the county treasurer evidence of the contractual or
- 2281 debt service obligation and the need for tax increment to serve the contract or debt.
- 2282 (d) If, after having funds withheld under Subsection (2)(b)(ii), a TIF entity complies
- 2283 with Section 59-35-301:
- 2284 (i) the program manager shall notify the county auditor and the county treasurer that
- 2285 the TIF entity complied with Section 59-35-301; and
- 2286 (ii) the county treasurer shall disburse the withheld funds to the TIF entity.
- 2287 (3) Every three years, beginning in 2030, the program manager shall obtain an independent
- 2288 audit of the database and the information reported to the Political Subdivisions Interim
- 2289 Committee in accordance with Subsection (1).
- 2290 (4)(a) The database, reporting, and auditing requirements of this part are a supplement to
- 2291 the state auditor's authority to audit TIF entities.
- 2292 (b) The program manager is not subject to audit by the state auditor for any reason
- 2293 beyond the audit of the program manager's receipt of government funds to administer
- 2294 STATS.
- 2295 Section 34. Section **63H-1-501** is amended to read:
- 2296 **63H-1-501 (Effective 05/06/26). Authority receipt and use of property tax**
- 2297 **allocation -- Contractual annual payment -- Distribution of property tax allocation.**
- 2298 (1)(a) The authority may:
- 2299 (i) subject to Subsection (1)(b):
- 2300 (A) receive up to 75% of the property tax allocation for up to 25 years, as
- 2301 provided in this part; and
- 2302 (B) after the time period described in Subsection (1)(a)(i)(A) expires, receive up
- 2303 to 75% of the property tax allocation for up to 15 years, if the board determines

- 2304 the additional years will produce significant benefit; and
- 2305 (ii) use the property tax allocation before, during, and after the period described in
- 2306 Subsection (1)(a)(i).
- 2307 (b) With respect to a parcel located within a project area, the 25-year period described in
- 2308 Subsection (1)(a)(i)(A) begins on the day on which the authority receives the first
- 2309 property tax allocation from that parcel.
- 2310 (2)(a) For purposes of Subsection (1)(b), the authority may designate an improved
- 2311 portion of a parcel in a project area as a separate parcel.
- 2312 (b) An authority designation of an improved portion of a parcel as a separate parcel
- 2313 under Subsection (2)(a) is for purposes of Subsection (1)(b) only and does not
- 2314 constitute a subdivision for any other purpose.
- 2315 (c) A county recorder shall assign a separate tax identification number to the improved
- 2316 portion of a parcel designated by the authority as a separate parcel under Subsection
- 2317 (2)(a).
- 2318 (3) Improvements on a parcel within a project area become subject to property tax on
- 2319 January 1 immediately following the day on which the authority or an entity designated
- 2320 by the authority issues a certificate of occupancy with respect to those improvements.
- 2321 (4)(a) If the authority or an entity designated by the authority has not issued a certificate
- 2322 of occupancy for a private parcel within a project area, the private parcel owner shall
- 2323 make an annual payment to the authority:
- 2324 (i) that is equal to 1.2% of the taxable value of the parcel above the base taxable
- 2325 value of the parcel; and
- 2326 (ii) until the parcel becomes subject to the property tax described in Subsection (3).
- 2327 (b) The authority may use the revenue from payments described in Subsection (4)(a) for
- 2328 any purpose described in Subsection 63H-1-502(1).
- 2329 (c) The authority may submit for recording to the office of the recorder of the county in
- 2330 which a private parcel described in Subsection (4)(a) is located:
- 2331 (i) a copy of an agreement between the authority and the private parcel owner that
- 2332 memorializes the payment obligation under Subsection (4)(a); or
- 2333 (ii) a notice that describes the payment obligation under Subsection (4)(a).
- 2334 (d) An owner of a private parcel described in Subsection (4)(a) may not be required to
- 2335 make a payment that exceeds or is in addition to the payment described in Subsection
- 2336 (4)(a)(i) until the private parcel becomes subject to the property tax described in
- 2337 Subsection (3).

- 2338 (e) Upon the transfer of title of a private parcel described in Subsection (4)(a), the
2339 amount of the annual payment required under Subsection (4)(a) shall be:
2340 (i) treated the same as a property tax; and
2341 (ii) prorated between the previous owner and the owner who acquires title from the
2342 previous owner.
- 2343 (f) A person who fails to pay or is delinquent in paying an annual payment described in
2344 Subsection (4)(a) is subject to the same penalties and interest as the failure or
2345 delinquent payment of a property tax in accordance with Title 59, Chapter 2, Property
2346 Tax Act.
- 2347 (g) A county treasurer shall:
2348 (i) include the annual payment described in Subsection (4)(a) on a county property
2349 tax notice in accordance with Section 59-2-1317; and
2350 (ii) collect the annual payment as part of the property tax collection.
- 2351 (h) A county auditor shall include the annual payment described in Subsection (4)(a) on
2352 the notice of property valuation in accordance with Subsection 59-2-919.1(1).
- 2353 (5) Each county that collects property tax on property within a project area shall pay and
2354 distribute to the authority the property tax allocation and dedicated tax collections that
2355 the authority is entitled to collect under this title, in the manner and at the time provided
2356 in Section 59-2-1365.
- 2357 (6)(a) The board shall determine by resolution when the entire project area or an
2358 individual parcel within a project area is subject to property tax allocation.
- 2359 (b) The board shall amend the project area budget to reflect whether a parcel within a
2360 project area is subject to property tax allocation.
- 2361 (7) The following property owned by the authority is not subject to any property tax under
2362 Title 59, Chapter 2, Property Tax Act, or any privilege tax under Title 59, Chapter 4,
2363 Privilege Tax, regardless of whether the authority enters into a long-term operating
2364 agreement with a privately owned entity under which the privately owned entity agrees
2365 to operate the property:
2366 (a) a hotel;
2367 (b) a hotel condominium unit in a condominium project, as defined in Section 57-8-3;
2368 and
2369 (c) a commercial condominium unit in a condominium project, as defined in Section
2370 57-8-3.
- 2371 (8) If the authority intends to receive or receives tax increment, as defined in Section

2372 59-35-101, the authority shall comply with the reporting requirements described in Title
 2373 59, Chapter 35, Tax Increment Financing Reporting.

2374 Section 35. Section **63I-1-259** is amended to read:

2375 **63I-1-259 (Effective 05/06/26). Repeal dates: Title 59.**

2376 (1) Subsection 59-1-403(4)(aa), regarding a requirement for the State Tax Commission to
 2377 inform the Department of Workforce Services whether an individual claimed a federal
 2378 earned income tax credit, is repealed July 1, 2029.

2379 [~~(2) Section 59-2-1603, Allocation of money in the Property Tax Valuation Fund -- Use of~~
 2380 ~~funds, is repealed July 1, 2030.~~]

2381 [~~(3)~~] (2) Section 59-5-304, Tax credit for mining exploration, is repealed July 1, 2037.

2382 [~~(4)~~] (3) Section 59-7-618.1, Tax credit related to alternative fuel heavy duty vehicles, is
 2383 repealed July 1, 2029.

2384 [~~(5)~~] (4) Section 59-9-102.5, Offset for occupational health and safety related donations, is
 2385 repealed December 31, 2030.

2386 [~~(6)~~] (5) Section 59-10-1033.1, Tax credit related to alternative fuel heavy duty vehicles, is
 2387 repealed July 1, 2029.

2388 [~~(7)~~] (6) Subsection 59-28-103(5), regarding a tax rate on certain transactions that take place
 2389 within a county of the first class, is repealed July 1, 2047.

2390 Section 36. Section **63N-3-602** is amended to read:

2391 **63N-3-602 (Effective 05/06/26). Definitions.**

2392 As used in this part:

2393 (1) "Affordable housing" means housing occupied or reserved for occupancy by households
 2394 with a gross household income:

2395 (a) equal to or less than 80% of the county median gross income for households of the
 2396 same size, in certain circumstances as provided in this part; or

2397 (b) equal to or less than 60% of the county median gross income for households of the
 2398 same size, in certain circumstances as provided in this part.

2399 (2) "Agency" means the same as that term is defined in Section 17C-1-102.

2400 (3) "Base taxable value" means a property's taxable value as shown upon the assessment
 2401 roll last equalized during the base year.

2402 (4) "Base year" means, for each property tax increment collection period triggered within a
 2403 proposed housing and transit reinvestment zone or convention center reinvestment zone
 2404 project area, the calendar year prior to the calendar year the property tax increment
 2405 begins to be collected for the parcels that are in a project that is triggered for that

- 2406 collection period.
- 2407 (5) "Bus rapid transit" means a high-quality bus-based transit system that delivers fast and
2408 efficient service that may include dedicated lanes, busways, traffic signal priority,
2409 off-board fare collection, elevated platforms, and enhanced stations.
- 2410 (6) "Bus rapid transit station" means an existing station, stop, or terminal, or a proposed
2411 station, stop, or terminal that is specifically identified as needed in phase one of a
2412 metropolitan planning organization's adopted long-range transportation plan and in
2413 phase one of the relevant public transit district's adopted long-range transit plan:
2414 (a) along an existing bus rapid transit line; or
2415 (b) along an extension to an existing bus rapid transit line or new bus rapid transit line.
- 2416 (7) "Capital city" means the same as that term is defined in Section 17D-4-102.
- 2417 (8)(a) "Commuter rail" means a regional passenger rail transit facility operated by a
2418 large public transit district.
2419 (b) "Commuter rail" does not include a light-rail passenger rail facility of a large public
2420 transit district.
- 2421 (9) "Commuter rail station" means an existing station, stop, or terminal, or a proposed
2422 station, stop, or terminal, which has been specifically identified as needed in phase one
2423 of a metropolitan planning organization's adopted long-range transportation plan and in
2424 phase one of the relevant public transit district's adopted long-range transit plan:
2425 (a) along an existing commuter rail line;
2426 (b) along an extension to an existing commuter rail line or new commuter rail line;
2427 (c) along a fixed guideway extension from an existing commuter rail line; or
2428 (d) at the landing point of a pedestrian bridge or vehicle bridge extending from an
2429 existing commuter rail station.
- 2430 (10) "Convention center" means a convention center owned by a county of the first class
2431 within a city of the first class.
- 2432 (11) "Convention center revitalization project" means a project within a city of the first
2433 class within a county of the first class for the revitalization, activation, and
2434 modernization of a convention center and the surrounding area, including projects
2435 meeting the objectives described in Section 63N-3-603.1.
- 2436 (12) "Convention center reinvestment zone" means a convention center reinvestment zone
2437 created under this part.
- 2438 (13)(a) "Developable area" means the portion of land within a housing and transit
2439 reinvestment zone available for development and construction of business and

- 2440 residential uses.
- 2441 (b) "Developable area" does not include portions of land within a housing and transit
2442 reinvestment zone that are allocated to:
- 2443 (i) parks;
- 2444 (ii) recreation facilities;
- 2445 (iii) open space;
- 2446 (iv) trails;
- 2447 (v) publicly-owned roadway facilities; or
- 2448 (vi) other public facilities.
- 2449 (14) "Dwelling unit" means one or more rooms arranged for the use of one or more
2450 individuals living together, as a single housekeeping unit normally having cooking,
2451 living, sanitary, and sleeping facilities.
- 2452 (15) "Eligible municipality" means a city that:
- 2453 (a)(i) is the county seat of a county of the first class; or
- 2454 (ii) a city of the first class located in a county of the first class; and
- 2455 (b) has a convention center within the boundary of the city.
- 2456 (16) "Enhanced development" means the construction of mixed uses including housing,
2457 commercial uses, and related facilities.
- 2458 (17) "Enhanced development costs" means extra costs associated with structured parking
2459 costs, vertical construction costs, horizontal construction costs, life safety costs,
2460 structural costs, conveyor or elevator costs, and other costs incurred due to the increased
2461 height of buildings or enhanced development.
- 2462 (18) "First home investment zone" means the same as that term is defined in Section
2463 63N-3-1601.
- 2464 (19) "Fixed guideway" means the same as that term is defined in Section 59-12-102.
- 2465 (20) "Horizontal construction costs" means the additional costs associated with earthwork,
2466 over excavation, utility work, transportation infrastructure, and landscaping to achieve
2467 enhanced development in the housing and transit reinvestment zone.
- 2468 (21) "Housing and transit reinvestment zone" means a housing and transit reinvestment
2469 zone created pursuant to this part.
- 2470 (22) "Housing and transit reinvestment zone committee" means a housing and transit
2471 reinvestment zone committee created pursuant to Section 63N-3-605.
- 2472 (23) "Large public transit district" means the same as that term is defined in Section
2473 17B-2a-802.

- 2474 (24) "Light rail" means a passenger rail public transit system with right-of-way and fixed
2475 rails:
- 2476 (a) dedicated to exclusive use by light-rail public transit vehicles;
- 2477 (b) that may cross streets at grade; and
- 2478 (c) that may share parts of surface streets.
- 2479 (25) "Light rail station" means an existing station, stop, or terminal or a proposed station,
2480 stop, or terminal, which has been specifically identified as needed in phase one of a
2481 metropolitan planning organization's adopted long-range transportation plan and in
2482 phase one of the relevant public transit district's adopted long-range plan:
- 2483 (a) along an existing light rail line; or
- 2484 (b) along an extension to an existing light rail line or new light rail line.
- 2485 (26) "Metropolitan planning organization" means the same as that term is defined in
2486 Section 72-1-208.5.
- 2487 (27) "Mixed use development" means development with a mix of:
- 2488 (a) multi-family residential use; and
- 2489 (b) at least one additional land use, which shall be a significant part of the overall
2490 development.
- 2491 (28) "Municipality" means the same as that term is defined in Section 10-1-104.
- 2492 (29) "Participant" means the same as that term is defined in Section 17C-1-102.
- 2493 (30) "Participation agreement" means the same as that term is defined in Section 17C-1-102,
2494 except that the agency may not provide and the person may not receive a direct subsidy.
- 2495 (31) "Project" means a housing and transit reinvestment zone or convention center
2496 reinvestment zone created under this part.
- 2497 (32)(a) "Property tax increment" means the difference between:
- 2498 (i) the amount of property tax revenue generated each tax year by a taxing entity from
2499 the area within a housing and transit reinvestment zone [-]or convention center
2500 reinvestment zone designated in the applicable reinvestment zone proposal as the
2501 area from which tax increment is to be collected, using the current assessed value
2502 and each taxing entity's current certified tax rate as defined in Section 59-2-924;
2503 and
- 2504 (ii) the amount of property tax revenue that would be generated from that same area
2505 using the base taxable value and each taxing entity's current certified tax rate as
2506 defined in Section 59-2-924.
- 2507 (b) "Property tax increment" does not include property tax revenue from:

- 2508 (i) a multicounty assessing and collecting levy described in [~~Subsection 59-2-1602(2)~~]
2509 Section 59-2-1602;
- 2510 (ii) a county additional property tax described in [~~Subsection 59-2-1602(4)~~] Section
2511 59-2-1602; or
- 2512 (iii) a public library fund levy described in Subsection 9-7-501(2).
- 2513 (33) "Public transit county" means a county that has created a small public transit district.
- 2514 (34) "Public transit hub" means a public transit depot or station where four or more routes
2515 serving separate parts of the county-created transit district stop to transfer riders between
2516 routes.
- 2517 (35) "Sales and use tax base year" means:
- 2518 (a) for a housing and transit reinvestment zone, a sales and use tax year determined by
2519 the first year pertaining to the tax imposed in Section 59-12-103 after the sales and
2520 use tax boundary for a housing and transit reinvestment zone is established; or
- 2521 (b) for a convention center reinvestment zone, a sales and use tax year determined by the
2522 year specified in the approved proposal for a convention center reinvestment zone,
2523 pertaining to the taxes:
- 2524 (i) imposed under Section 59-12-103;
- 2525 (ii) imposed by a city of the first class in a county of the first class under Title 59,
2526 Chapter 12, Part 2, Local Sales and Use Tax Act;
- 2527 (iii) imposed by a city of the first class in a county of the first class under Section
2528 59-12-402.1;
- 2529 (iv) imposed by a county of the first class under Section 59-12-1102; and
- 2530 (v) imposed by a county of the first class under Title 59, Chapter 12, Part 22, Local
2531 Option Sales and Use Taxes for Transportation Act.
- 2532 (36) "Sales and use tax boundary" means:
- 2533 (a) for a housing and transit reinvestment zone, a boundary created as described in
2534 Section 63N-3-604, based on state sales and use tax collection boundaries that
2535 correspond as closely as reasonably practicable to the housing and transit
2536 reinvestment zone boundary; or
- 2537 (b) for a convention center reinvestment zone, a boundary created as described in
2538 Section 63N-3-604.1, based on state sales and use tax collection boundaries that
2539 correspond as closely as reasonably practicable to the convention center reinvestment
2540 zone boundary.
- 2541 (37) "Sales and use tax increment" means:

- 2542 (a) for a housing and transit reinvestment zone, the difference between:
- 2543 (i) the amount of state sales and use tax revenue generated each year following the
- 2544 sales and use tax base year by the sales and use tax from the area within a housing
- 2545 and transit reinvestment zone designated in the housing and transit reinvestment
- 2546 zone proposal as the area from which sales and use tax increment is to be
- 2547 collected; and
- 2548 (ii) the amount of state sales and use tax revenue that was generated from that same
- 2549 area during the sales and use tax base year; or
- 2550 (b) for a convention center reinvestment zone, the difference between:
- 2551 (i) the amount of sales and use tax revenue generated each year following the sales
- 2552 and use tax base year by the sales and use tax from the area within a convention
- 2553 center reinvestment zone designated in the convention center reinvestment zone
- 2554 proposal as the area from which sales and use tax increment is to be collected; and
- 2555 (ii) the amount of sales and use tax revenue that was generated from that same area
- 2556 during the sales and use tax base year.
- 2557 (38) "Sales and use tax revenue" means:
- 2558 (a) for a housing and transit reinvestment zone, revenue that is generated from the tax
- 2559 imposed under Section 59-12-103; or
- 2560 (b) for a convention center reinvestment zone, revenue that is generated from:
- 2561 (i) the sales and use taxes imposed under Section 59-12-103; and
- 2562 (ii) the sales and use taxes:
- 2563 (A) imposed by a city of the first class in a county of the first class under Title 59,
- 2564 Chapter 12, Part 2, Local Sales and Use Tax Act;
- 2565 (B) imposed by a city of the first class in a county of the first class under Section
- 2566 59-12-402.1;
- 2567 (C) imposed by a county of the first class under Section 59-12-1102; and
- 2568 (D) imposed by a county of the first class under Title 59, Chapter 12, Part 22,
- 2569 Local Option Sales and Use Taxes for Transportation Act.
- 2570 (39) "Small public transit district" means the same as that term is defined in Section
- 2571 17B-2a-802.
- 2572 (40) "Tax Commission" means the State Tax Commission created in Section 59-1-201.
- 2573 (41) "Taxing entity" means the same as that term is defined in Section 17C-1-102.
- 2574 (42) "Vertical construction costs" means the additional costs associated with construction
- 2575 above four stories and structured parking to achieve enhanced development in the

2576 housing and transit reinvestment zone.

2577 Section 37. Section **63N-3-603.1** is amended to read:

2578 **63N-3-603.1 (Effective 05/06/26). Applicability, requirements, and limitations on**
2579 **a convention center reinvestment zone.**

2580 (1) A convention center reinvestment zone proposal created under this part shall
2581 demonstrate how the proposal addresses the following objectives:

2582 (a) redevelopment of a convention center and the surrounding area's infrastructure and
2583 assets;

2584 (b) activation of unrealized economic opportunities related to the convention center and
2585 surrounding infrastructure and assets;

2586 (c) modernization of infrastructure and design of the convention center and surrounding
2587 area and related public spaces;

2588 (d) encouragement of transformative development and investment, including parking
2589 improvements;

2590 (e) promotion of economic development and employment opportunities;

2591 (f) improvement of the aesthetic, functionality, and walkability of the [-]convention
2592 center and surrounding area;

2593 (g) enhancement of tourism opportunities; and

2594 (h) creation of outdoor event space to accommodate events or festivals open to the
2595 public.

2596 (2) A convention center reinvestment zone in a capital city proposal created under this part
2597 shall also demonstrate how the proposal addresses the following objectives:

2598 (a) redevelopment of a convention center and surrounding infrastructure and assets that
2599 directly serve the convention center, including parking facilities;

2600 (b) modernization of infrastructure and design of the convention center; and

2601 (c) improvement of the aesthetic, functionality, and walkability of the convention center.

2602 (3) The Governor's Office of Economic Opportunity shall propose a convention center
2603 reinvestment zone to accomplish the objectives described in Subsections (1) and (2).

2604 (4)(a)(i) A convention center reinvestment zone proposal may propose the capture of
2605 100% of the property tax increment and 100% of the sales and use tax increment
2606 described in Subsection 63N-3-602(38)(b)(ii) for a period of 30 years.

2607 (ii) For a convention center reinvestment zone in a capital city, in addition to the
2608 proposed capture of property tax increment and sales and use tax increment
2609 described in Subsection (4)(a)(i), the convention center reinvestment zone may

- 2610 propose the capture of 50% of the sales and use tax increment described in
2611 Subsection 63N-3-602(38)(b)(i).
- 2612 (b) The convention center reinvestment zone proposal shall include the respective start
2613 date and base year date from which to calculate:
2614 (i) the 30-year period of property tax increment; and
2615 (ii) the 30-year period of the sales and use tax increment.
- 2616 (c) The convention center reinvestment zone proposal may not stagger the collection
2617 periods for the parcels within the convention center reinvestment zone boundary and
2618 the parcels within the convention center reinvestment zone boundary shall have the
2619 same 30-year collection period.
- 2620 (d) The convention center reinvestment zone proposal start date for the 30-year period
2621 described in this Subsection (4), shall be no sooner than January 1 of the year of the
2622 identified tax collection year.
- 2623 (e)(i) For a convention center reinvestment zone in a capital city, revenue from the
2624 property tax increment and sales and use tax increment shall be distributed
2625 directly to a convention center public infrastructure district in a capital city created
2626 as required in Subsection 63N-3-607(8)(b); and
2627 (ii) For a convention center reinvestment zone in a city other than a capital city,
2628 revenue from the property tax increment and sales and use tax increment may be
2629 distributed directly to the municipality or public infrastructure district as described
2630 in the convention center reinvestment zone proposal.
- 2631 (5) The Governor's Office of Economic Opportunity may only propose a convention center
2632 reinvestment zone:
2633 (a) within the boundary of the eligible municipality;
2634 (b) consisting of a total area:
2635 (i) not to exceed 50 acres; or
2636 (ii) if greater than 50 acres, approved by the relevant eligible municipality;
2637 (c) consisting only of contiguous parcels; and
2638 (d) for a convention center reinvestment zone in a capital city, in an area that includes
2639 any portion of an existing convention center and any city block that is bordered by an
2640 existing convention center.
- 2641 (6)(a) For a convention center reinvestment zone in a capital city, the Governor's Office
2642 of Economic Opportunity shall propose a convention center reinvestment zone on or
2643 before April 15, 2025.

- 2644 (b) For a convention center reinvestment zone that is not in a capital city, the Governor's
2645 Office of Economic Opportunity shall propose a convention center reinvestment zone
2646 within 60 days after receiving a petition from the relevant city.
- 2647 (7) A convention center reinvestment zone does not count toward the maximum of eight
2648 housing and transit reinvestment zones in a given county as provided in Subsection
2649 63N-3-603(7)(a).
- 2650 (8) A municipality or public infrastructure district that intends to receive or receives tax
2651 increment, as defined in Section 59-35-101, shall comply with the requirements
2652 described in Title 59, Chapter 35, Tax Increment Financing Reporting.
- 2653 Section 38. Section **63N-3-607** is amended to read:
- 2654 **63N-3-607 (Effective 05/06/26). Payment, use, and administration of revenue**
2655 **from a housing and transit reinvestment zone.**
- 2656 (1) In accordance with this part:
- 2657 (a) a municipality or public transit county may receive and use property tax increment
2658 and housing and transit reinvestment zone funds;
- 2659 (b)(i) a public infrastructure district shall use the funds from a convention center
2660 reinvestment zone in a capital city within or for the benefit of a convention center
2661 reinvestment zone in a capital city; and
- 2662 (ii) funds from a convention center reinvestment zone in a capital city may be used
2663 outside of the capital city convention center reinvestment zone if the use meets the
2664 objectives described in Section 63N-3-603.1 and is determined by the board of the
2665 public infrastructure district to be a direct benefit to the convention center
2666 reinvestment zone in a capital city; and
- 2667 (c) a municipality or a public infrastructure district may receive and use property tax
2668 increment and convention center reinvestment zone funds for a convention center
2669 reinvestment zone that is not within a capital city.
- 2670 (2)(a) Except as provided in Subsection (3), a county that collects property tax on
2671 property located within a housing and transit reinvestment zone shall, in accordance
2672 with Section 59-2-1365, distribute to the municipality or public transit county any
2673 property tax increment the municipality or public transit county is authorized to
2674 receive up to the maximum approved by the housing and transit reinvestment zone
2675 committee.
- 2676 (b) Property tax increment distributed to a municipality or public transit county in
2677 accordance with Subsection (2)(a) is not revenue of the taxing entity or municipality

- 2678 or public transit county.
- 2679 (c)(i) Property tax increment paid to the municipality or public transit county are
2680 housing and transit reinvestment zone funds and shall be administered by an
2681 agency created by the municipality or public transit county within which the
2682 housing and transit reinvestment zone is located.
- 2683 (ii) Before an agency may receive housing and transit reinvestment zone funds from
2684 the municipality or public transit county, the municipality or public transit county
2685 and the agency shall enter into an interlocal agreement with terms that:
- 2686 (A) are consistent with the approval of the housing and transit reinvestment zone
2687 committee; and
- 2688 (B) meet the requirements of Section 63N-3-603 or, for a convention center
2689 reinvestment zone, the requirements of Section 63N-3-603.1.
- 2690 (3)(a) A county that collects property tax on property located within a convention center
2691 reinvestment zone shall, in accordance with Section 59-2-1365, distribute to the
2692 relevant public infrastructure district created by the eligible municipality any
2693 property tax increment the public infrastructure district is authorized to receive up to
2694 the amounts approved by the housing and transit reinvestment zone committee.
- 2695 (b) Property tax increment distributed to a public infrastructure district in accordance
2696 with Subsection (3)(a) is not revenue of the taxing entity or municipality.
- 2697 (c) Property tax increment paid to the public infrastructure district are convention center
2698 reinvestment zone funds and shall be administered by the public infrastructure district
2699 within which the convention center reinvestment zone is located.
- 2700 (4)(a)(i) A municipality or public transit county and agency shall use housing and
2701 transit reinvestment zone funds within, or for the direct benefit of, the housing and
2702 transit reinvestment zone.
- 2703 (ii) A public infrastructure district shall use convention center reinvestment zone
2704 funds within, or for the benefit of, the convention center reinvestment zone.
- 2705 (b) If any housing and transit reinvestment zone funds will be used outside of the
2706 housing and transit reinvestment zone, there [~~must~~] shall be a finding in the approved
2707 proposal for a housing and transit reinvestment zone that the use of the housing and
2708 transit reinvestment zone funds outside of the housing and transit reinvestment zone
2709 will directly benefit the housing and transit reinvestment zone.
- 2710 (5)(a) A municipality or public transit county shall use housing and transit reinvestment
2711 zone funds to achieve the purposes described in Subsections 63N-3-603(1) and (2),

- 2712 by paying all or part of the costs of any of the following:
- 2713 (i) income targeted housing costs;
 - 2714 (ii) structured parking within the housing and transit reinvestment zone;
 - 2715 (iii) enhanced development costs;
 - 2716 (iv) horizontal construction costs;
 - 2717 (v) vertical construction costs;
 - 2718 (vi) property acquisition costs within the housing and transit reinvestment zone;
 - 2719 (vii) the costs of the municipality or public transit county to create and administer the
 - 2720 housing and transit reinvestment zone, which may not exceed 2% of the total
 - 2721 housing and transit reinvestment zone funds, plus the costs to complete the gap
 - 2722 analysis described in Subsection 63N-3-604(2); or
 - 2723 (viii) subject to Subsection (5)(b), costs for the construction or expansion of child
 - 2724 care facilities within the boundary of the housing and transit reinvestment zone.
- 2725 (b) A municipality or public transit county may not use more than 1% of the total
 - 2726 housing and transit reinvestment zone funds to pay costs described in Subsection
 - 2727 (5)(a)(viii).
 - 2728 (c) A public infrastructure district shall use convention center reinvestment zone funds
 - 2729 to achieve the purposes described in Section 63N-3-603.1.
- 2730 (6) Housing and transit reinvestment zone funds may be paid to a participant, if the agency
 - 2731 and participant enter into a participation agreement that requires the participant to utilize
 - 2732 the housing and transit reinvestment zone funds as allowed in this section.
- 2733 (7)(a) Housing and transit reinvestment zone funds may be used to pay all of the costs of
 - 2734 bonds issued by the municipality or public transit county in accordance with Title
 - 2735 17C, Chapter 1, Part 5, Agency Bonds, including the cost to issue and repay the
 - 2736 bonds including interest.
 - 2737 (b) Convention center reinvestment zone funds may be used to pay all of the costs of
 - 2738 debt incurred by the public infrastructure district, including the cost to issue and
 - 2739 repay the debt including interest.
- 2740 (8)(a) A municipality or public transit county may create one or more public
 - 2741 infrastructure districts within the housing and transit reinvestment zone under Title
 - 2742 17D, Chapter 4, Public Infrastructure District Act, and pledge and utilize the housing
 - 2743 and transit reinvestment zone funds to guarantee the payment of public infrastructure
 - 2744 bonds issued by a public infrastructure district.
 - 2745 (b) An eligible municipality that is a capital city shall create one or more public

2746 infrastructure districts within the convention center reinvestment zone under Title
 2747 17D, Chapter 4, Public Infrastructure District Act, and the convention center
 2748 reinvestment zone funds may be used to pay all or any portion of debt incurred by the
 2749 public infrastructure district, including the cost to issue and repay the debt including
 2750 interest.

2751 (9) A municipality, public transit county, or public infrastructure district that intends to
 2752 receive or receives tax increment, as defined in Section 59-35-101, shall comply with
 2753 the requirements described in Title 59, Chapter 35, Tax Increment Financing Reporting.

2754 Section 39. Section **63N-3-609** is amended to read:

2755 **63N-3-609 (Effective 05/06/26). Property tax increment protections.**

2756 (1) Upon petition by a participating taxing entity or on the initiative of the housing and
 2757 transit reinvestment zone committee creating a housing and transit reinvestment zone or
 2758 convention center reinvestment zone, a housing and transit reinvestment zone or
 2759 convention center reinvestment zone may suspend or terminate the collection of
 2760 property tax increment in a housing and transit reinvestment zone or convention center
 2761 reinvestment zone if the housing and transit reinvestment zone committee determines,
 2762 by clear and convincing evidence, presented in a public meeting of the housing and
 2763 transit reinvestment zone committee, that:

2764 (a) a substantial portion of the property tax increment collected in the housing and transit
 2765 reinvestment zone or convention center reinvestment zone has not or will not be used
 2766 for the purposes provided in Section 63N-3-607; and

2767 (b)(i) the housing and transit reinvestment zone or convention center reinvestment
 2768 zone and related public infrastructure district has no indebtedness secured by
 2769 funds provided for in this chapter; or

2770 (ii) the housing and transit reinvestment zone or convention center reinvestment zone
 2771 and related public infrastructure district has no binding financial obligations
 2772 secured by this chapter.

2773 (2) A housing and transit reinvestment zone or convention center reinvestment zone may
 2774 not collect property tax increment in excess of the property tax increment projections or
 2775 limitations set forth in the housing and transit reinvestment zone or convention center
 2776 reinvestment zone proposal and disclosed in accordance with Title 59, Chapter 35, Part 2,
 2777 Pre-increment Disclosure and Reporting.

2778 (3) The agency administering the property tax increment collected in a housing and transit
 2779 reinvestment zone under Subsection 63N-3-607(2)(c) or the public infrastructure district

- 2780 administering the property tax increment collected in a convention center reinvestment
 2781 zone under Subsection 63N-3-607(3)(c), shall have standing in a court with proper
 2782 jurisdiction to enforce provisions of the housing and transit reinvestment zone or
 2783 convention center reinvestment zone proposal, participation agreements, and other
 2784 agreements for the use of the property tax increment collected.
- 2785 (4) The agency administering property tax increment from a housing and transit
 2786 reinvestment zone under Subsection 63N-3-607(2)(c) or the public infrastructure district
 2787 administering the property tax increment collected in a convention center reinvestment
 2788 zone under Subsection 63N-3-607(3)(c) which is collecting property tax increment shall
 2789 follow the ~~[reporting]~~ requirements described in ~~[Section 17C-1-603]~~ Title 59, Chapter 35,
 2790 Tax Increment Financing Reporting, and the audit requirements described in Sections
 2791 17C-1-604 and 17C-1-605.
- 2792 (5) For each housing and transit reinvestment zone or convention center reinvestment zone
 2793 collecting tax increment within a county, the county auditor shall follow the reporting
 2794 requirement found in Section 17C-1-606.
- 2795 Section 40. Section **63N-3-1601** is amended to read:
- 2796 **63N-3-1601 (Effective 05/06/26). Definitions.**
- 2797 (1) "Affordable housing" means:
- 2798 (a) for homes that are not owner occupied, housing occupied or reserved for occupancy
 2799 by households with a gross household income equal to or less than 80% of the county
 2800 median gross income for households of the same size; or
- 2801 (b)(i) for homes that are owner occupied, housing that is priced at 80% of the county
 2802 median home price; or
- 2803 (ii) for homes that are owner occupied, housing that is priced at 80% of the zip code
 2804 median home price if:
- 2805 (A) the proposal described in Section 63N-3-1603 demonstrates that a deviation
 2806 from the county median home price will achieve the objectives described in
 2807 Subsection 63N-3-1602(1); and
- 2808 (B) the zip code median home price is based upon county property tax assessment
 2809 data.
- 2810 (2) "Agency" means the same as that term is defined in Section 17C-1-102.
- 2811 (3) "Base taxable value" means the same as that term is defined in Section 63N-3-602.
- 2812 (4) "Base year" means, for each tax increment collection period triggered within a proposed
 2813 first home investment zone area, the calendar year prior to the calendar year the tax

- 2814 increment begins to be collected for those parcels triggered for that collection period.
- 2815 (5)(a) "Developable area" means the portion of land within a first home investment zone
2816 available for development and construction of business and residential uses.
- 2817 (b) "Developable area" does not include portions of land within a first home investment
2818 zone that are allocated to:
- 2819 (i) parks;
- 2820 (ii) recreation facilities;
- 2821 (iii) open spaces;
- 2822 (iv) trails;
- 2823 (v) parking;
- 2824 (vi) roadway facilities; or
- 2825 (vii) other public facilities.
- 2826 (6) "Dwelling unit" means the same as that term is defined in Section 63N-3-602.
- 2827 (7) "Extraterritorial home" means a dwelling unit that is included as part of the first home
2828 investment zone proposal that:
- 2829 (a) is located within the municipality proposing the first home investment zone but
2830 outside the boundary of the first home investment zone;
- 2831 (b) is part of a development with a density of at least six units per acre;
- 2832 (c) is not located within an existing housing and transit reinvestment zone or an area that
2833 could be included in a housing and transit reinvestment zone;
- 2834 (d) has not been issued a building permit by the municipality as of the date of the
2835 approval of the first home investment zone; and
- 2836 (e) is required to be owner occupied for no less than 25 years.
- 2837 (8) "First home investment zone" means a first home investment zone created in accordance
2838 with this part.
- 2839 (9) "Home" means a dwelling unit.
- 2840 (10) "Housing and transit reinvestment zone" means the same as that term is defined in
2841 Section 63N-3-602.
- 2842 (11) "Housing and transit reinvestment zone committee" means the housing and transit
2843 reinvestment zone committee described in Section 63N-3-605.
- 2844 (12) "Metropolitan planning organization" means the same as that term is defined in
2845 Section 72-1-208.5.
- 2846 (13) "Mixed use development" means the same as that term is defined in Section [
2847 ~~63N-3-603~~] 63N-3-602.

- 2848 (14) "Moderate income housing plan" means the same as that term is defined in Section
2849 11-41-102.
- 2850 (15) "Municipality" means the same as that term is defined in Section 10-1-104.
- 2851 (16) "Owner occupied" means private real property that is:
2852 (a) used for a single-family residential purpose; and
2853 (b) required to be occupied by the owner of the real property for no less than 25 years.
- 2854 (17) "Project area" means the same as that term is defined in Section 17C-1-102.
- 2855 (18)(a) "Project improvements" means site improvements and facilities that are:
2856 (i) planned and designed to provide service for development resulting from a
2857 development activity;
2858 (ii) necessary for the use and convenience of the occupants or users of development
2859 resulting from a development activity; and
2860 (iii) not identified or reimbursed as a system improvement.
- 2861 (b) "Project improvements" does not mean system improvements.
- 2862 (19) "State Tax Commission" means the State Tax Commission created in Section 59-1-201.
- 2863 (20)(a) "System improvements" means existing and future public facilities that are
2864 designed to provide services to service areas within the community at large.
- 2865 (b) "System improvements" does not mean project improvements.
- 2866 (21)(a) "Tax increment" means the difference between:
2867 (i) the amount of property tax revenue generated each tax year by a taxing entity from
2868 the area within a first home investment zone designated in the first home
2869 investment zone proposal as the area from which tax increment is to be collected,
2870 using the current assessed value and each taxing entity's current certified tax rate
2871 as defined in Section 59-2-924; and
2872 (ii) the amount of property tax revenue that would be generated from that same area
2873 using the base taxable value and each taxing entity's current certified tax rate as
2874 defined in Section 59-2-924.
- 2875 (b) "Tax increment" does not include property tax revenue from~~[:]~~ a multicounty
2876 assessing and collecting levy or a county additional property tax described in Section
2877 59-2-1602.
2878 ~~[(i) a multicounty assessing and collecting levy described in Subsection~~
2879 ~~59-2-1602(2); or]~~
2880 ~~[(ii) a county additional property tax described in Subsection 59-2-1602(4).]~~
- 2881 (22) "Taxing entity" means the same as that term is defined in Section 17C-1-102.

2882 (23) "Unencumbered annual community reinvestment agency revenue" means tax
 2883 increment revenue received by the agency for purposes identified in Title 17C, Limited
 2884 Purpose Local Government Entities - Community Reinvestment Agency Act, that:
 2885 (a) have not been designated or restricted for future qualified uses as approved by the
 2886 agency board related to a specific project area; and
 2887 (b) do not have a date certain by which the tax increment [revenues] revenue will be used.
 2888 Section 41. Section **63N-3-1606** is amended to read:

2889 **63N-3-1606 (Effective 05/06/26). Payment, use, and administration of tax**
 2890 **increment from a first home investment zone.**

2891 (1) A municipality may receive and use tax increment and first home investment zone funds
 2892 in accordance with this part.

2893 (2)(a) A county that collects property tax on property located within a first home
 2894 investment zone shall, in accordance with Section 59-2-1365, distribute to the
 2895 municipality any tax increment the municipality is authorized to receive up to the
 2896 maximum approved by the housing and transit reinvestment zone committee.

2897 (b)(i) Except as provided in Subsection (2)(b)(ii), tax increment paid to the
 2898 municipality are first home investment zone funds and shall be administered by
 2899 the municipality within which the first home investment zone is located.

2900 (ii) A municipality may contract with an agency, county, or a housing authority to
 2901 administer tax increment and the first home investment zone, ensure compliance
 2902 with first home investment zone requirements, and administer deed restrictions.

2903 (iii) Before an agency may receive first home investment zone funds from the
 2904 municipality, the municipality and the agency shall enter into an interlocal
 2905 agreement with terms that:

2906 (A) are consistent with the approval of the housing and transit reinvestment zone
 2907 committee; and

2908 (B) meet the requirements of Section 63N-3-1502.

2909 (3)(a) A municipality and the agency shall use first home investment zone funds for the
 2910 benefit of the first home investment zone and related extraterritorial housing.

2911 (b) If any first home investment zone funds will be used outside of the first home
 2912 investment zone there [~~must~~] shall be a finding in the approved proposal for a first
 2913 home investment zone that the use of the first home investment zone funds outside of
 2914 the first home investment zone will directly benefit the first home investment zone or
 2915 related extraterritorial homes.

- 2916 (4) In accordance with Subsection 63N-3-1502(4)(e), a municipality shall use the first home
2917 investment zone funds to achieve the purposes described in Subsections 63N-3-1502(1)
2918 and (2), by paying all or part of the costs associated with the first home investment zone
2919 and extraterritorial homes, including:
- 2920 (a) project improvements;
 - 2921 (b) system improvements; and
 - 2922 (c) the costs of the municipality to create and administer the first home investment zone,
2923 which may not exceed 2% of the total first home investment zone funds, plus the
2924 costs to complete the gap analysis described in Subsection 63N-3-1603(2).
- 2925 (5) First home investment zone funds may be paid to a participant, if the agency and
2926 participant enter into a participation agreement which requires the participant to utilize
2927 the first home investment zone funds as allowed in this section.
- 2928 (6) First home investment zone funds may be used to pay all of the costs of bonds issued by
2929 the municipality in accordance with Title 17C, Chapter 1, Part 5, Agency Bonds,
2930 including the cost to issue and repay the bonds including interest.
- 2931 (7) A municipality may create one or more public infrastructure districts within the city
2932 under Title 17D, Chapter 4, Public Infrastructure District Act, and pledge and utilize the
2933 first home investment zone funds to guarantee the payment of public infrastructure
2934 bonds issued by a public infrastructure district.
- 2935 (8) A municipality, agency, or public infrastructure district that intends to receive or
2936 receives tax increment, as defined in Section 59-35-101, shall comply with the
2937 requirements described in Title 59, Chapter 35, Tax Increment Financing Reporting.
- 2938 Section 42. Section **63N-3-1608** is amended to read:
- 2939 **63N-3-1608 (Effective 05/06/26). Tax increment protections.**
- 2940 (1) Upon petition by a participating taxing entity or on the initiative of the housing and
2941 transit reinvestment zone committee creating a first home investment zone, a first home
2942 investment zone may suspend or terminate the collection of tax increment in a first home
2943 investment zone if the housing and transit reinvestment zone committee determines, by
2944 clear and convincing evidence, presented in a public meeting of the housing and transit
2945 reinvestment zone committee, that:
- 2946 (a) a substantial portion of the tax increment collected in the first home investment zone
2947 has not or will not be used for the purposes provided in Section 63N-3-1606; and
 - 2948 (b)(i) the first home investment zone has no indebtedness; or
2949 (ii) the first home investment zone has no binding financial obligations.

- 2950 (2) A first home investment zone may not collect tax increment in excess of the tax
 2951 increment projections or limitations set forth in the first home investment zone proposal
 2952 and disclosed in accordance with Title 59, Chapter 35, Part 2, Pre-increment Disclosure
 2953 and Reporting.
- 2954 (3) The agency administering the tax increment collected in a first home investment zone
 2955 under Subsection 63N-3-1606(2), shall have standing in a court with proper jurisdiction
 2956 to enforce provisions of the first home investment zone proposal, participation
 2957 agreements, and other agreements for the use of the tax increment collected.
- 2958 (4) The agency administering tax increment from a first home investment zone under
 2959 Subsection 63N-3-1606(2) shall follow the [~~reporting~~]requirements described in [
 2960 ~~Section 17C-1-603~~] Title 59, Chapter 35, Tax Increment Financing Reporting, and the
 2961 audit requirements described in Sections 17C-1-604 and 17C-1-605.
- 2962 (5) For each first home investment zone collecting tax increment within a county, the
 2963 county auditor shall follow the reporting requirement found in Section 17C-1-606.
 2964 Section 43. Section **63N-3-1701** is amended to read:
 2965 **63N-3-1701 (Effective 05/06/26). Definitions.**
 2966 As used in this part:
- 2967 (1) "Base taxable value" means the taxable value of land within a qualified development
 2968 zone as shown upon the assessment roll last equalized during the property tax base year.
- 2969 (2) "Committee" means a major sporting event venue zone committee described in Section
 2970 63N-3-1706.
- 2971 (3) "Creating entity" means a municipality or a county.
- 2972 (4) "Impacted primary area" means the land outside a major sporting event venue zone but
 2973 within one mile of the boundary of the major sporting event venue zone.
- 2974 (5)(a) "Major sporting event venue" means a venue that has been or is proposed to be
 2975 used for the Olympic Games, as confirmed by the Salt Lake City-Utah Committee for
 2976 the Games, a site, arena, or facility along with supporting or adjacent structures [~~so~~
 2977 ~~long as~~] if the expected expenditures to construct, demolish, reconstruct, modify,
 2978 upgrade, or expand the site, arena, or facility exceeds \$100,000,000.
- 2979 (b) "Major sporting event venue" includes structures where an international competition
 2980 or professional athletic event is not taking place directly but where media, athletes,
 2981 spectators, organizers, and officials associated with the international competition or
 2982 professional athletic event are hosted in direct connection with the international
 2983 competition or professional athletic event taking place at a location described in

- 2984 Subsection (5)(a).
- 2985 (6) "Major sporting event venue zone" means the land, as described in a proposal to create a
2986 major sporting event venue zone or a proposal to amend a major sporting event venue
2987 zone, or as approved by a committee for a major sporting event venue zone, upon which
2988 there are one or more major sporting event venues.
- 2989 (7) "Major sporting event venue zone revenue" means all the revenue captured by a creating
2990 entity for an area described in a major sporting event venue zone and if applicable the
2991 secondary project area, including:
- 2992 (a) property tax increment;
- 2993 (b) if applicable, local sales and use tax increment;
- 2994 (c) if applicable, accommodations tax;
- 2995 (d) if applicable, transient room tax; and
- 2996 (e) if applicable, resort communities sales and use tax and additional resort communities
2997 sales and use tax.
- 2998 (8) "Property tax base year" means, for each property tax increment collection period
2999 triggered within a qualified development zone or a proposed qualified development
3000 zone, the calendar year before the calendar year in which the property tax increment
3001 begins to be collected for the parcels triggered for that collection period.
- 3002 (9)(a) "Property tax increment" means the difference between:
- 3003 (i) the amount of property tax revenue generated each tax year by a taxing entity
3004 within a qualified development zone, or proposed qualified development zone,
3005 from which property tax increment is to be collected, using the current assessed
3006 value and each taxing entity's current certified tax rate as defined in Section
3007 59-2-924; and
- 3008 (ii) the amount of property tax revenue that would be generated from the area
3009 described in Subsection (9)(a)(i) using the base taxable value and each taxing
3010 entity's current certified tax rate as defined in Section 59-2-924.
- 3011 (b) "Property tax increment" does not include property tax revenue from~~[:]~~ a
3012 multicounty assessing and collecting levy or a county additional property tax
3013 described in Section 59-2-1602.
- 3014 ~~[(i) a multicounty assessing and collecting levy described in Subsection 59-2-1602(2);~~
3015 ~~or]~~
- 3016 ~~[(ii) a county additional property tax described in Subsection 59-2-1602(4).]~~
- 3017 (10) "Proposal" means a document, physical or electronic, developed by a creating entity:

- 3018 (a) outlining the need for a major sporting event venue zone;
- 3019 (b) describing the impacted primary area of a proposed major sporting event venue zone;
- 3020 (c) describing the proposed secondary project area of a proposed major sporting event
- 3021 venue zone, if any; and
- 3022 (d) submitted to a major sporting event venue zone committee.
- 3023 (11) "Qualified development zone" means the property within a major sporting event venue
- 3024 zone, and, if applicable, the secondary project area, as approved by the committee as
- 3025 described in this part.
- 3026 (12) "Sales and use tax base year" means a sales and use tax year determined by the first
- 3027 year pertaining to the tax imposed in Section 59-12-103 after the sales and use tax
- 3028 boundary for a major sporting event venue zone is established.
- 3029 (13)(a) "Sales and use tax boundary" means a boundary established as described in
- 3030 Sections 63N-3-1707 and 63N-3-1710, based on sales and use tax collection that
- 3031 corresponds as closely as reasonably practicable to the boundary of the major
- 3032 sporting event venue zone.
- 3033 (b) "Sales and use tax boundary" does not include land described in a secondary project
- 3034 area.
- 3035 (14) "Sales and use tax increment" means the difference between:
- 3036 (a) the amount of local sales and use tax revenue generated each year following the sales
- 3037 and use tax base year by the local sales and use tax from the area within a sales and
- 3038 use tax boundary from which local sales and use tax increment is to be collected; and
- 3039 (b) the amount of local sales and use tax revenue that was generated from within the
- 3040 sales and use tax boundary during the sales and use tax base year.
- 3041 (15)(a) "Secondary project area" means land, as described in a proposal to create a major
- 3042 sporting event venue zone or a proposal to amend a major sporting event venue zone,
- 3043 or as approved by a committee for a major sporting event venue zone:
- 3044 (i) located in the same jurisdiction as the creating entity for the major sporting event
- 3045 venue zone;
- 3046 (ii) located no more than two miles from the boundary of the major sporting event
- 3047 venue zone;
- 3048 (iii) connected to a major sporting event venue zone by a transportation system; and
- 3049 (iv) not exceeding 50 acres.
- 3050 (b) "Secondary project area" may include:
- 3051 (i) land that is not contiguous to the major sporting event venue zone, if the land

3052 designated in the secondary project area is the only or primary point of transit by
3053 which an individual may begin to access the major sporting event venue zone; and
3054 (ii) the land on which a connecting transportation system sits if the transportation
3055 system requires infrastructure that is permanently affixed to the land.

3056 (16) "Transportation system" means:

- 3057 (a) a street, alley, road, highway, pathway, or thoroughfares of any kind, including
3058 connected structures;
3059 (b) an airport or aerial transit infrastructure;
3060 (c) a public transit facility; or
3061 (d) any other modes or form of conveyance used by the public.

3062 Section 44. Section **63N-3-1708** is amended to read:

3063 **63N-3-1708 (Effective 05/06/26). Major sporting event venue zone boundaries --**
3064 **Reporting requirements.**

3065 (1) After a major sporting event venue zone is approved by the committee, as described in
3066 Section 63N-3-1706, the committee shall provide notice to the State Tax Commission,
3067 no later than 90 days after the day on which the committee approves the proposal:

- 3068 (a) of the creation of the major sporting event venue zone, including the information
3069 described in Subsection (2);
3070 (b) if the committee approves the creating entity to receive local sales and use tax
3071 increment, the information described in Subsection (3); and
3072 (c) [-]any information to the State Tax Commission required by the State Tax
3073 Commission.

3074 (2) The notice described in Subsection (1)(a) shall include:

- 3075 (a) a statement that the major sporting event venue zone will be established under this
3076 part;
3077 (b) the approval date and effective date of the major sporting event venue zone;
3078 (c) the boundary of the qualified development zone;
3079 (d) the sales and use tax base year, if applicable; and
3080 (e) the sales and use tax boundary, if applicable.

3081 (3) After the effective date of a major sporting event venue zone, as described in Section
3082 63N-3-1707, the creating entity shall provide a written report, no later than August 1, on
3083 the creating entity's activities to implement the objectives of the major sporting event
3084 venue zone to the executive director.

3085 (4) If the creating entity intends to receive or receives tax increment, as defined in Section

3086 59-35-101, the creating entity shall comply with the requirements described in Title 59,
 3087 Chapter 35, Tax Increment Financing Reporting.

3088 [~~4~~] (5)(a) The executive director shall annually provide a written report, no later than
 3089 October 1, summarizing all reports received by the executive director under
 3090 Subsection (3), to the:

3091 (i) Revenue and Taxation Interim Committee;

3092 (ii) Political Subdivisions Interim Committee; and

3093 (iii) Economic Development and Workforce Services Interim Committee.

3094 (b) The executive director shall include with the written report described in Subsection
 3095 (4)(a) any recommendations to the Legislature for statutory changes to this chapter or
 3096 Title 11, Chapter 71, Major Sporting Event Venue Zones.

3097 **Section 45. Repealer.**

3098 This bill repeals:

3099 **Section 59-2-1603, Allocation of money in the Property Tax Valuation Fund -- Use of**
 3100 **funds.**

3101 **Section 46. Effective Date.**

3102 (1) Except as provided in Subsection (2), this bill takes effect May 6, 2026.

3103 (2)(a) The actions affecting Section 59-2-919.1 (Effective 07/01/26) take effect on July
 3104 1, 2026.

3105 (b) The actions affecting Section 59-2-924 take effect on January 1, 2027.

3106 **Section 47. Retrospective operation.**

3107 The actions affecting the following sections have retrospective operation to January 1,

3108 2026:

3109 (1) Section 59-2-306.5;

3110 (2) Section 59-2-307;

3111 (3) Section 59-2-308;

3112 (4) Section 59-2-704;

3113 (5) Section 59-2-919.1 (Superseded 07/01/26);

3114 (6) Section 59-2-924.2;

3115 (7) Section 59-2-1601;

3116 (8) Section 59-2-1602;

3117 (9) Section 59-2-1603;

3118 (10) Section 59-2-1605;

3119 (11) Section 59-2-1606;

3120 (12) Section 59-2-2001; and

3121 (13) Section 59-2-2002.