

# HB0184S02 compared with HB0184

~~{Omitted text}~~ shows text that was in HB0184 but was omitted in HB0184S02

inserted text shows text that was not in HB0184 but was inserted into HB0184S02

**DISCLAIMER: This document is provided to assist you in your comparison of the two bills. Sometimes this automated comparison will NOT be completely accurate. Therefore, you need to read the actual bills. This automatically generated document could contain inaccuracies caused by: limitations of the compare program; bad input data; or other causes.**

1            ~~{Local Land Use Revisions}~~ Small Lots and Starter Homes Amendments

2026 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Raymond P. Ward**

Senate Sponsor: Lincoln Fillmore



2

3 **LONG TITLE**

4 **General Description:**

5            This bill deals with regulation of certain land uses in residential zones located in counties of the first,  
6 second, and third class.

7 **Highlighted Provisions:**

8            This bill:

- 8            ▶ defines terms;
- 9            ▶ provides that a person may make a request to a ~~{municipality}~~ county of the first, second, or  
10 third class, or a municipality located in a county of the first, second, or ~~{county}~~ third class, in regard to  
11 a proposed land use that conforms with a preferred land use regulation;
  - 11            ▶ requires ~~{a}~~ the municipality or county to determine if a request conforms with a preferred land  
12 use regulation and provide notice of the determination to the applicant;
  - 13            ▶ authorizes a planning commission or legislative body to deny a request, under certain conditions,  
14 that conforms with a preferred land use regulation;
  - 15            ▶ provides that if a planning commission or legislative body does not deny a request that conforms  
16 with a preferred land use regulation within 30 days, the request becomes a permitted use;

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- 18           ▸ provides that a municipality's or county's determination that a request does not meet statutory requirements for a preferred land use regulation is an administrative act;
- 20           ▸ provides that a planning commission's decision to deny a request that conforms with a preferred land use regulation is an administrative act;
- 22           ▸ provides that a legislative body's decision to deny a request that conforms with a preferred land use regulation is a legislative act; and
- 24           ▸ makes technical and conforming changes.

### 27 **Money Appropriated in this Bill:**

28           None

### 29 **Other Special Clauses:**

30           None

### 31 **Utah Code Sections Affected:**

32 ENACTS:

33           **10-21-304** , Utah Code Annotated 1953

34           **17-80-304** , Utah Code Annotated 1953

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

37           Section 1. Section **1** is enacted to read:

38           **10-21-304. Definitions -- Conformity with a preferred land use regulation a permitted use under certain circumstances.**

38           (1) As used in this section:

39           (a) "Application" means a land use application.

40           (b) "Area mean purchase price" means the mean purchase price of a single-family residential unit sold in a county, as determined by the county or a municipality in the county based on publicly available data, during:

43           (i) the immediately preceding calendar year; or

44           (ii) the calendar year immediately before the calendar year described in Subsection (1)(b)(i).

46           (c) "Preferred land use regulation" means a regulation described in Subsection (2):

47           (i) that the Legislature finds:

48           (A) would advance the state's objective of lowering the average cost of housing by enabling the construction of homes that are smaller and less expensive;

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- 50 (B) allows for some permitting of individual projects that are unlikely to adversely affect nearby  
property owners, the public, or the communities in which the projects are built; and
- 53 (C) maintains the local land use authority's jurisdiction over which projects are permitted to be built  
within the local land use authority's boundaries; and
- 55 (ii) that, as applied to a property owner in a municipality, is not a permitted use under the municipality's  
zoning regulations, land use ordinances, or building standards.
- 57 (d) "Request" means a written submission from a property owner, or a person acting on a property  
owner's behalf, seeking that a municipality located in a county of the first, second, or third class, as  
classified under Section 17-60-104, accept a preferred land use regulation on a specific parcel as  
part of a simultaneous or upcoming application.
- 60 (e) "Setback" means the required distance between the property line of a lot or parcel and the location  
where a structure is allowed to be placed under an adopted land use regulation.
- 63 (f) "Starter home" means a single-family residential unit that:
- 64 (i) is sold to an initial owner-occupier for an amount equal to or less than the area mean purchase price  
of a { ~~single family~~ } single-family residential unit;
- 66 (ii) is deed restricted to be owner-occupied for two years following the day on which the unit is first  
sold;
- 68 (iii) has a minimum of two parking spots, covered or uncovered; and
- 69 (iv) is built:
- 70 (A) on a lot of any size;
- 71 (B) without meeting a minimum number of livable square feet;
- 72 (C) with any floor area ratio;
- 73 (D) with any setbacks, if the setbacks meet minimum safety codes; and
- 74 {~~(E) {with any building materials of any appearance, if the building materials meet minimum safety~~  
~~codes.}~~}
- 77 (E) with at least 35 feet of frontage.
- 76 (2) The following are preferred land use regulations in an area zoned for residential use:
- 77 (a) regulations that permit a person to build a starter home;or
- 78 (b) for lot size requirements, a minimum of 5,400 square feet~~{or}~~.
- 79 {~~(c) {for an accessory dwelling unit, a single accessory dwelling unit per lot that:}~~}
- 80 {~~(i) {may be internal or external to the primary dwelling on the lot;}~~}

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81 {~~(ii) {conforms to all relevant building codes; and}~~}

82 {~~(iii) {for an external accessory dwelling unit;}~~}

83 {~~(A) {has side and rear setbacks of no more than three feet; and}~~}

84 {~~(B) {is a maximum of two stories above ground.}~~}

85 (3)

(a) A person may submit a request that a municipality accept a preferred land use regulation, notwithstanding a conflicting municipal regulation, as part of an application or an upcoming application to develop a specific residential property as described in this Subsection (3).

89 (b) A request shall include:

90 (i) a written description or drawn sketch describing the anticipated development plan; and

92 (ii) a specific reference to the preferred land use regulation the person is seeking.

93 (c) A municipality may require supporting information from a person making a request only as strictly necessary to determine whether the request meets the requirements of this section.

96 (d) A municipality may not require a person making a request to:

97 (i) submit engineering plans, drawings, plats, or will-serve letters; or

98 (ii) conform with all other municipal regulations or standards that the municipality normally requires to accept or process a complete land use application.

100 (4)

(a) No later than five business days after the day on which a municipality receives a request, municipal staff shall determine if the request conforms with Subsection (3) regardless of whether the request conforms with the applicable land use regulation otherwise governing the parcel at issue.

104 (b) If a request conforms with Subsection (3), the municipality shall, within one business day, provide notice of the determination to the applicant.

106 (5)

(a) If a municipality determines that a request does not conform with Subsection (3), or if the request lacks information the municipality requires under Subsection (3)(c), the municipality shall no later than five business days after the day on which the municipality receives the request, deny the request and provide to the applicant:

110 (i) notice of the determination and denial; and

111 (ii) the reasoning for the determination.

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- (b) The municipality may not use the person's failure to submit a complete land use application as the basis to deny a request.
- 114 (c) A denial and determination under this Subsection (5) is an administrative act.
- 115 (d) A person that receives a denial and determination under this Subsection (5) may submit a new request that addresses the reasoning for the denial, which shall begin a new 30-day time period.
- 118 (6) A planning commission or legislative body may, within 30 calendar days of the day on which a person submits a request that is not timely denied under Subsection (5), act to deny the request:
- 121 (a) if the planning commission or legislative body determines, for any reason, that the benefit to the person and community would be outweighed by the negative effect to others in the community;
- 124 (b) if the planning commission or legislative body makes a finding on the record regarding the determination described in Subsection (6)(a);
- 126 (c) in a public meeting of the planning commission or legislative body; and
- 127 (d) by majority vote.
- 128 (7)
- (a) A denial under Subsection (6) does not affect any other rights of the applicant under this chapter.
- 130 (b) If a planning commission denies an application under Subsection (6), the denial is an administrative act.
- 132 (c) If a municipal legislative body denies an application under Subsection (6), the denial is a legislative act.
- 134 (8) If a planning commission or municipal legislative body expressly approves or does not deny a request as described in Subsection (6), regardless of whether the municipality fails to make a timely determination under Subsection (4) or a timely denial under Subsection (5)(a):
- 138 (a) the preferred land use described in the request becomes a vested permitted use as to the property and as to the use described in the request 31 days after the day on which the person submitted the request to the municipality;
- 141 (b) the preferred land use regulation is considered a legislatively adopted land use regulation for that property and development; {and}
- 143 (c) approval of the request or the failure to deny the request does not constitute approval of the entire land use application{-} ; and
- 141 (d) all other land use regulations and requirements for permitting and inspections continue to apply.
- 145

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(9) In considering a preferred land use regulation legislatively adopted under Subsection (8)(b), the municipality is not required to:

- 147 (a) amend municipal zoning regulations, land use ordinances, or building standards; or  
148 (b) apply the preferred land use regulation to other land use applications for the same residential zone.

148 Section 2. Section 2 is enacted to read:

149 **17-80-304. Definitions -- Conformity with a preferred land use regulation a permitted use under certain circumstances.**

153 (1) As used in this section:

154 (a) "Application" means a land use application.

155 (b) "Area mean purchase price" means the mean purchase price of a single-family residential unit sold in a county, as determined by the county {or a municipality in the county} based on publicly available data, during:

158 (i) the immediately preceding calendar year; or

159 (ii) the calendar year immediately before the calendar year described in Subsection (1)(b)(i).

161 (c) "Preferred land use regulation" means a regulation described in Subsection (2):

162 (i) that the Legislature finds:

163 (A) advances the state's objective of lowering the average cost of housing by enabling the construction of homes that are smaller and less expensive;

165 (B) allows for some permitting of individual projects that are unlikely to adversely affect nearby property owners, the public, or the communities in which the projects are built; and

168 (C) maintains the local land use authority's jurisdiction over which projects are permitted to be built within the local land use authority's boundaries; and

170 (ii) that, as applied to a property owner in an unincorporated county, is not a permitted use under the county's zoning regulations, land use ordinances, or building standards.

173 (d) "Request" means a written submission from a property owner, or a person acting on a property owner's behalf, seeking that a {municipality} county of the first, second, or third class, as classified under Section 17-60-104, accept a preferred land use regulation on a specific parcel as part of a simultaneous or upcoming application.

176 (e) "Setback" means the required distance between the property line of a lot or parcel and the location where a structure is allowed to be placed under an adopted land use regulation.

179 (f) "Starter home" means a single-family residential unit that:

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- 180 (i) is sold to an initial owner-occupier for an amount equal to or less than the area mean purchase price  
181 of a {~~single family~~} single-family residential unit;
- 182 (ii) is deed restricted to be owner-occupied for two years following the day on which the unit is first  
183 sold;
- 184 (iii) has a minimum of two parking spots, covered or uncovered; and
- 185 (iv) is built:
- 186 (A) on a lot of any size;
- 187 (B) without meeting a minimum number of livable square feet;
- 188 (C) with any floor area ratio;
- 189 (D) with any setbacks, if the setbacks meet minimum safety codes; and
- 190 ~~{(E) {with any building materials of any appearance, if the building materials meet minimum safety~~  
191 ~~codes.}}~~
- 189 (E) with at least 35 feet of frontage.
- 192 (2) The following are preferred land use regulations in an area zoned for residential use in a county of  
193 the first, second, or third class:
- 194 (a) regulations that permit a person to build a starter home; or
- 195 (b) for lot size requirements, a minimum of 5,400 square feet{~~; or~~};
- 196 ~~{(c) {for an accessory dwelling unit, a single accessory dwelling unit per lot that:}}~~
- 197 ~~{(i) {may be internal or external to the primary dwelling on the lot;}}~~
- 198 ~~{(ii) {conforms to all relevant building codes; and}}~~
- 199 ~~{(iii) {for an external accessory dwelling unit:}}~~
- 200 ~~{(A) {has side and rear setbacks of no more than three feet; and}}~~
- 201 ~~{(B) {is a maximum of two stories above ground.}}~~
- 202 (3)
- 203 (a) A person may submit a request that a county accept a preferred land use regulation, notwithstanding  
204 a conflicting county regulation, as part of an application or an upcoming application to develop a  
205 specific residential property as described in this Subsection (3).
- 206 (b) A request shall include:
- 207 (i) a written description or drawn sketch describing the anticipated development plan; and
- 208 (ii) a specific reference to the preferred land use regulation the person is seeking.
- 209

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- 212 (c) A county may require supporting information from a person making a request only as strictly  
213 necessary to determine whether the request meets the requirements of this section.
- 214 (d) A county may not require a person making a request to:
- 216 (i) submit engineering plans, drawings, plats, or will-serve letters; or
- (ii) conform with all other county regulations or standards that the county normally requires to accept or  
process a complete land use application.
- (4)
- (a) No later than five business days after the day on which a county receives a request, county staff shall  
determine if the request conforms with Subsection (3) regardless of whether the request conforms  
with the applicable land use regulation otherwise governing the parcel at issue.
- 220 (b) If a request conforms with Subsection (3), the county shall, within one business day, provide notice  
of the determination to the applicant.
- 222 (5)
- (a) If a county determines that a request does not conform with Subsection (3), or if the request lacks  
information the county requires under Subsection (3)(c), the county shall no later than five business  
days after the day on which the county receives the request, deny the request and provide to the  
applicant:
- 226 (i) notice of the determination and denial; and
- 227 (ii) the reasoning for the determination.
- 228 (b) The county may not use the person's failure to submit a complete land use application as the basis to  
deny a request.
- 230 (c) A denial and determination under this Subsection (5) is an administrative act.
- 231 (d) A person that receives a denial and determination under this Subsection (5) may submit a new  
request that addresses the reasoning for the denial, which shall begin a new 30-day time period.
- 234 (6) A planning commission or legislative body may, within 30 calendar days of the day on which a  
person submits a request that is not timely denied under Subsection (5), act to deny the request:
- 237 (a) if the planning commission or legislative body determines, for any reason, that the benefit to the  
person and community would be outweighed by the negative effect to others in the community;
- 240 (b) if the planning commission or legislative body makes a finding on the record regarding the  
determination described in Subsection (6)(a);
- 242 (c) in a public meeting of the planning commission or legislative body; and

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- 243 (d) by majority vote.
- 244 (7)
- (a) A denial under Subsection (6) does not affect any other rights of the applicant under this chapter.
- 246 (b) If a planning commission denies an application under Subsection (6), the denial is an administrative  
act.
- 248 (c) If a county legislative body denies an application under Subsection (6), the denial is a legislative act.
- 250 (8) If a planning commission or county legislative body expressly approves or does not deny a request  
as described in Subsection (6), regardless of whether the county fails to make a timely determination  
under Subsection (4) or a timely denial under Subsection (5)(a):
- 254 (a) the preferred land use described in the request becomes a vested permitted use as to the property  
and as to the use described in the request 31 days after the day on which the person submitted the  
request to the county;
- 257 (b) the preferred land use regulation is considered a legislatively adopted land use regulation for that  
property and development; {and}
- 259 (c) approval of the request or the failure to deny the request does not constitute approval of the entire  
land use application{-} ; and
- 254 (d) all other land use regulations and requirements for permitting and inspections continue to apply.
- 261 (9) In considering a preferred land use regulation legislatively adopted under Subsection (8)(b), the  
county is not required to:
- 263 (a) amend county zoning regulations, land use ordinances, or building standards; or
- 264 (b) apply the preferred land use regulation to other land use applications for the same residential zone.

261 Section 3. **Effective date.**

Effective Date.

This bill takes effect on May 6, 2026.

2-9-26 11:29 AM