

HB0184S03 compared with HB0184

~~{Omitted text}~~ shows text that was in HB0184 but was omitted in HB0184S03

inserted text shows text that was not in HB0184 but was inserted into HB0184S03

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
with a preferred land use regulation within ~~{30}~~ 45 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 }~~ person has two years from the day on
which a request ~~{ that conforms with }~~ becomes permitted to submit a ~~{ preferred land use regulation is a~~
~~legislative act }~~ complete application; and
- 24 ▶ ~~{ makes technical and conforming changes. }~~
- 22 ▶ provides that, after a request is denied, a person may make a subsequent request made
within four years of the denial but the subsequent request requires the legislative body to
expressly approve the request for the request to become a permitted use.

25 Money Appropriated in this Bill:

26 None

27 Other Special Clauses:

28 None

29 Utah Code Sections Affected:

30 ENACTS:

31 **10-21-304** , Utah Code Annotated 1953

32 **17-80-304** , Utah Code Annotated 1953

33

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

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

36 **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).

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- 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;
- 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.}~~}
- 75 (E) on a lot with at least 35 feet of street frontage.
- 76 (2) The following are preferred land use regulations in an area zoned for residential use:

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- 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 ~~{(e) {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;}}~~
- 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}~~ Subject to Subsection (10), 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 brief, written description ~~{or drawn sketch describing}~~ of the anticipated ~~{development plan}~~ single-family residential unit; {and}
- 85 (ii) a drawing of the anticipated development, accurately depicting:
- 86 (A) the dimensions of the property; and
- 87 (B) the proposed dimensions, location, and outline of the anticipated single-family residential unit; and
- 92 ~~(ii){(iii)}~~ 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, architectural 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} 10 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.

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- (b) If a request conforms with Subsection (3), the municipality shall, within one business day~~of making the determination,~~ 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-} 10 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.
- 112 (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.} :
- 114 (i) shall begin a new 10-day time period; and
- 115 (ii) does not constitute a subsequent request, as described in Subsection (10).
- 118 (6) A planning commission or legislative body may, within {30-} 45 calendar days of the day on which {a-} the municipality notifies the person {submits a request that is not timely denied-} under Subsection {(5)} (4)(b) that the request conforms with Subsection (3), 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.}
}
{(b) {If a planning commission denies an application under Subsection (6), the denial is an administrative act.}}~~
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- 132 {~~(e) {If a municipal legislative body denies an application under Subsection (6), the denial is a~~
legislative act. } }
- 134 (8){(7) 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} 46 days after the day on which the {person
submitted the request to the municipality} municipality notifies the applicant under Subsection (4)
(b):
- 141 {~~(b) {the preferred land use regulation is considered a legislatively adopted land use regulation for that~~
property and development; and} }
- 143 (c){(b) approval of the request or the failure to deny the request does not constitute approval of the
entire land use application{-} ; and
- 133 (c) all other land use regulations and requirements for permitting and inspections continue to apply.
- 135 (8)
- (a) A person who makes a request that becomes a permitted use as described in Subsection (7) shall, by
no later than two years from the day on which the request becomes permitted, submit a complete
application for:
- 138 (i) a building permit, for a request that conforms with Subsection (2)(a); or
- 139 (ii) plat approval, for a request that conforms with Subsection (2)(b).
- 140 (b) If a person fails to timely comply with Subsection (8)(a), the use is no longer permitted.
- 145 (9) {~~In considering~~} With respect to a preferred land use regulation {legislatively adopted under}
request that becomes a permitted use as described in Subsection {~~(8)(b)~~ (7), 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.
- 147 (10)
- (a) A person who makes a request that is denied under Subsection (6) may make a subsequent request
regarding the same property as described in this Subsection (10).
- 149 (b) A subsequent request that is made within five years of the day on which the initial request is denied:
- 151 (i) shall indicate that the request is a subsequent request; and

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152 (ii) notwithstanding Subsection (7), requires express approval from the planning commission or
153 legislative body within 45 days of the day on which the person makes the subsequent request in
154 order to become a permitted use.

155 Section 2. Section 2 is enacted to read:

156 **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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- (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;
- 182 (ii) is deed restricted to be owner-occupied for two years following the day on which the unit is first 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 codes.}}~~
- 196 (E) on a lot with at least 35 feet of street frontage.
- 192 (2) The following are preferred land use regulations in an area zoned for residential use in a county of the first, second, or third class:
- 193 (a) regulations that permit a person to build a starter home; or
- 194 (b) for lot size requirements, a minimum of 5,400 square feet ~~{; or}~~.
- 195 ~~{(c) {for an accessory dwelling unit, a single accessory dwelling unit per lot that.}}~~
- 196 ~~{(i) {may be internal or external to the primary dwelling on the lot.}}~~
- 197 ~~{(ii) {conforms to all relevant building codes; and}}~~
- 198 ~~{(iii) {for an external accessory dwelling unit.}}~~
- 199 ~~{(A) {has side and rear setbacks of no more than three feet; and}}~~
- 200 ~~{(B) {is a maximum of two stories above ground.}}~~
- 201 (3)
- (a) ~~{A}~~ Subject to Subsection (10), a person may submit a request that a county accept a preferred land use regulation, notwithstanding a conflicting county regulation, as part of an application or an upcoming application to develop a specific residential property as described in this Subsection (3).
- 205 (b) A request shall include:
- 206 (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, architectural 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~~ } 10 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 of making the
determination, 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~~ } 10
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.~~ } :
- 233 (i) shall begin a new 10-day time period; and
- 234 (ii) does not constitute a subsequent request, as described in Subsection (10).
- 234 (6) A planning commission or legislative body may, within { ~~30~~ } 45 calendar days of the day on which
{ ~~a~~ } the county notifies the person { ~~submits a request that is not timely denied~~ } under Subsection
{ ~~(5)~~ } (4)(b) that the request conforms with Subsection (3), 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;

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- 240 (b) if the planning commission or legislative body makes a finding on the record regarding the
241 determination described in Subsection (6)(a):
- 242 (c) in a public meeting of the planning commission or legislative body; and
- 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)~~{(7)}~~ If a planning commission or {~~county~~} municipal legislative body expressly approves or does
251 not deny a request as described in Subsection (6) {~~, regardless of whether the county fails to make a~~
252 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~~} 46 days after the day on which the {~~person~~
255 submitted the request to the county} county notifies the applicant under Subsection (4)(b):
- 257 ~~{(b) {the preferred land use regulation is considered a legislatively adopted land use regulation for that~~
~~property and development; and}}~~
- 259 (c)~~{(b)}~~ approval of the request or the failure to deny the request does not constitute approval of the
entire land use application {~~:~~} ; and
- 252 (c) all other land use regulations and requirements for permitting and inspections continue to apply.
- 254 (8)
(a) A person who makes a request that becomes a permitted use as described in Subsection (7) shall, by
no later than two years from the day on which the request becomes permitted, submit a complete
application for a building permit, for a request that conforms with Subsection (2)(a), or plat
approval, for a request that conforms with Subsection (2)(b).
- 259 (b) If a person fails to comply with Subsection (8)(a), the use is no longer permitted.
- 261 (9) ~~{In considering}~~ With respect to a preferred land use regulation {~~legislatively adopted under~~}
request that becomes a permitted use as described in Subsection {~~(8)(b)}~~ (7), the county is not
required to:

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- 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.

265 (10)

(a) A person who makes a request that is denied under Subsection (6) may make a subsequent request regarding the same property as described in this Subsection (10).

267 (b) A subsequent request that is made within five years of the day on which the initial request is denied:

269 (i) shall indicate that the request is a subsequent request; and

270 (ii) notwithstanding Subsection (7), requires express approval from the planning commission or legislative body within 45 days of the day on which the person makes the subsequent request in order to become a permitted use.

273 Section 3. **Effective date.**

Effective Date.

This bill takes effect on May 6, 2026.

2-12-26 9:04 AM