

1 **Political Subdivision Landscaping Authority**

2026 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Thomas W. Peterson**

Senate Sponsor:

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2 **LONG TITLE**3 **General Description:**4 This bill restricts a municipality or county from prohibiting removal of vegetation on  
5 property located in a wildland-urban interface area.6 **Highlighted Provisions:**

7 This bill:

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- 9 ▶ defines terms; and
- 10 ▶ restricts a municipality or county from prohibiting a property owner from removing  
11 vegetation on property located in a wildland-urban interface area.

12 **Money Appropriated in this Bill:**

13 None

14 **Other Special Clauses:**

15 None

16 **Utah Code Sections Affected:**17 **AMENDS:**18 **10-20-619**, as renumbered and amended by Laws of Utah 2025, First Special Session,  
19 Chapter 1520 **17-79-615**, as renumbered and amended by Laws of Utah 2025, First Special Session,  
21 Chapter 14

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22 *Be it enacted by the Legislature of the state of Utah:*23 Section 1. Section **10-20-619** is amended to read:24 **10-20-619 . Water wise landscaping -- Municipal landscaping regulations.**

25 (1) As used in this section:

26 (a) "Lawn or turf" means nonagricultural land planted in closely mowed, managed  
27 grasses.28 (b) "Mulch" means material such as rock, bark, wood chips, or other materials left loose  
29 and applied to the soil.

31 (c) "Overhead spray irrigation" means above ground irrigation heads that spray water  
32 through a nozzle.

33 (d) "Private landscaping plan" means the same as that term is defined in Section  
34 10-20-807.

35 (e)(i) "Vegetative coverage" means the ground level surface area covered by the  
36 exposed leaf area of a plant or group of plants at full maturity.

37 (ii) "Vegetative coverage" does not mean the ground level surface area covered by  
38 the exposed leaf area of a tree or trees.

39 (f) "Water wise landscaping" means any or all of the following:

40 (i) installation of plant materials suited to the microclimate and soil conditions that  
41 can:  
42 (A) remain healthy with minimal irrigation once established; or  
43 (B) be maintained without the use of overhead spray irrigation;

44 (ii) use of water for outdoor irrigation through proper and efficient irrigation design  
45 and water application; or

46 (iii) use of other landscape design features that:  
47 (A) minimize the need of the landscape for supplemental water from irrigation; or  
48 (B) reduce the landscape area dedicated to lawn or turf.

49 (g) "Wildland-urban interface" means the same as that term is defined in Section  
50 65A-1-1.

51 (2) A municipality may not enact or enforce [an ordinance, resolution] a land use regulation,  
52 or adopt or enforce a policy, that prohibits, or has the effect of prohibiting, a property  
53 owner from incorporating water wise landscaping on the property owner's property.

54 (3)(a) Subject to Subsection (3)(b), Subsection (2) does not prohibit a municipality from  
55 requiring a property owner to:

56 (i) comply with a site plan review, private landscaping plan review, or other review  
57 process before installing water wise landscaping;

58 (ii) maintain plant material in a healthy condition; and

59 (iii) follow specific water wise landscaping design requirements adopted by the  
60 municipality, including a requirement that:  
61 (A) restricts or clarifies the use of mulches considered detrimental to municipal  
62 operations;

63 (B) imposes minimum or maximum vegetative coverage standards; or

64 (C) restricts or prohibits the use of specific plant materials.

65 (b) A municipality may not require a property owner to install or keep in place lawn or  
66 turf in an area with a width less than eight feet.

67 (4) A municipality may require a seller of a newly constructed residence to inform the first  
68 buyer of the newly constructed residence of a municipal ordinance requiring water wise  
69 landscaping.

70 (5) A municipality shall report to the Division of Water Resources the existence, enactment,  
71 or modification of an ordinance, resolution, or policy that implements regional-based  
72 water use efficiency standards established by the Division of Water Resources by rule  
73 under Section 73-10-37.

74 (6) A municipality may not enact or enforce a land use regulation, or adopt or enforce a  
75 policy, that prohibits, or has the effect of prohibiting, a property owner from removing  
76 vegetation from the property owner's property that is within a designated wildland-urban  
77 interface area.

78 [({6})] (7) A municipality may enforce a municipal landscaping ordinance in compliance with  
79 this section.

80 Section 2. Section **17-79-615** is amended to read:

81 **17-79-615 . Water wise landscaping -- County landscaping regulations.**

82 (1) As used in this section:

83 (a) "Lawn or turf" means nonagricultural land planted in closely mowed, managed  
84 grasses.

85 (b) "Mulch" means material such as rock, bark, wood chips, or other materials left loose  
86 and applied to the soil.

87 (c) "Overhead spray irrigation" means above ground irrigation heads that spray water  
88 through a nozzle.

89 (d) "Private landscaping plan" means the same as that term is defined in Section  
90 17-79-707.

91 (e)(i) "Vegetative coverage" means the ground level surface area covered by the  
92 exposed leaf area of a plant or group of plants at full maturity.  
93 (ii) "Vegetative coverage" does not mean the ground level surface area covered by  
94 the exposed leaf area of a tree or trees.

95 (f) "Water wise landscaping" means any or all of the following:

96 (i) installation of plant materials suited to the microclimate and soil conditions that  
97 can:  
98 (A) remain healthy with minimal irrigation once established; or

99 (B) be maintained without the use of overhead spray irrigation;

100 (ii) use of water for outdoor irrigation through proper and efficient irrigation design

101 and water application; or

102 (iii) the use of other landscape design features that:

103 (A) minimize the need of the landscape for supplemental water from irrigation; or

104 (B) reduce the landscape area dedicated to lawn or turf.

105 (g) "Wildland-urban interface" means the same as that term is defined in Section

106 65A-1-1.

107 (2) A county may not enact or enforce ~~[an ordinance, resolution]~~ a land use regulation, or

108 ~~adopt or enforce a policy,~~ that prohibits, or has the effect of prohibiting, a property

109 owner from incorporating water wise landscaping on the property owner's property.

110 (3)(a) Subject to Subsection (3)(b), Subsection (2) does not prohibit a county from

111 requiring a property owner to:

112 (i) comply with a site plan review, private landscaping plan review, or other review

113 process before installing water wise landscaping;

114 (ii) maintain plant material in a healthy condition; and

115 (iii) follow specific water wise landscaping design requirements adopted by the

116 county, including a requirement that:

117 (A) restricts or clarifies the use of mulches considered detrimental to county

118 operations;

119 (B) imposes minimum or maximum vegetative coverage standards; or

120 (C) restricts or prohibits the use of specific plant materials.

121 (b) A county may not require a property owner to install or keep in place lawn or turf in

122 an area with a width less than eight feet.

123 (4) A county may require a seller of a newly constructed residence within the

124 unincorporated area of the county to inform the first buyer of the newly constructed

125 residence of a county ordinance requiring water wise landscaping.

126 (5) A county shall report to the Division of Water Resources the existence, enactment, or

127 modification of an ordinance, resolution, or policy that implements regional-based water

128 use efficiency standards established by the Division of Water Resources by rule under

129 Section 73-10-37.

130 (6) A county may not enact or enforce a land use regulation, or adopt or enforce a policy,

131 that prohibits, or has the effect of prohibiting, a property owner from removing

132 vegetation from the property owner's property that is within a designated wildland-urban

133        interface area.

134        [6] (7) A county may enforce a county landscaping ordinance in compliance with this  
135        section.

136        **Section 3. Effective Date.**

137        This bill takes effect on May 6, 2026.