

Boundary Line Amendments

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Troy Shelley

Senate Sponsor:

LONG TITLE**General Description:**

This bill amends provisions relating to the conveyance of real property.

Highlighted Provisions:

This bill:

- requires that each party to a conveyance of real property sign a statement that acknowledges that the real property may be subject to adverse possession, boundary by acquiescence, or a right-of-way; and
- makes technical changes.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

AMENDS:

57-3-105, as last amended by Laws of Utah 2025, First Special Session, Chapter 16

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

Section 1. Section **57-3-105** is amended to read:

57-3-105 . Legal description of real property and names and addresses required in documents.

- (1) Except as otherwise provided by statute, if a document for recording does not conform to this section, a person may not present the document to the office of the recorder of the county for recording.
- (2) A document executed [~~after July 1, 2022~~] on or after May 6, 2026, is entitled to be recorded in the office of the recorder of the county in which the property described in the document is located only if the document contains a legal description of the real property in accordance with Subsection (4).

- (3)(a) A document conveying title to real property presented for recording [~~after July 1, 2022~~] on or after May 6, 2026, is entitled to be recorded in the office of the recorder of the county in which the property described in the document is located only if the document:
- (i) names the grantees and recites a mailing address to be used for assessment and taxation;~~[-and]~~
 - (ii) includes a legal description of the real property in accordance with Subsection (4)~~[-]~~ ; and
 - (iii) contains a statement, that the party to whom the real property is conveyed signs, acknowledging that the boundaries of the real property may be subject to:
 - (A) adverse possession;
 - (B) boundary by acquiescence; or
 - (C) a right-of-way under Title 72, Chapter 5, Rights-Of-Way Act.
- (b) The address of the management committee may be used as the mailing address of a grantee as required in Subsection (3)(a) if the interest conveyed is a timeshare interest as that term is defined [by] in Section 57-19-2.
- (4) A legal description required under this section and Section 17-71-402 shall include a description of the real property by:
- (a) metes and bounds;
 - (b) a government survey that:
 - (i) references the Public Land Survey System; and
 - (ii) specifies the township, range, base and meridian, and section, with aliquot part or government lot, if applicable, of the real property;
 - (c) if the real property consists of a mining claim:
 - (i) the claim name; and
 - (ii) if available, a state or federal agency serial number; or
 - (d)
 - (i) a lot, block, tract, parcel, or unit within a previously recorded plat or map;
 - (ii) station and offset with reference to centerline;
 - (iii) a centerline described using:
 - (A) a bearing and distance; or
 - (B) at least three elements of curve data;
 - (iv) a point referenced to a corner of the Public Land Survey System or other controlling corner; or
 - (v) a type of legal description not described in Subsections (4)(d)(i) through (iv) that

65 meets the requirements described in Section 57-10-4 for a legal and satisfactory
66 description of a land boundary.

67 (5) Notwithstanding Subsections (2), (3), and (4), a master form, as defined in Section
68 57-3-201, that does not meet the requirements of Subsections (2) and (3) is entitled to be
69 recorded in the office of the recorder of the county in which the property described in
70 the master form is located if the master form complies with Part 2, Master Mortgage and
71 Trust Deeds.

72 Section 2. **Effective Date.**

73 This bill takes effect on May 6, 2026.