

Troy Shelley proposes the following substitute bill:

Boundary Line Amendments

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Troy Shelley

Senate Sponsor: Derrin R. Owens

LONG TITLE

General Description:

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

Highlighted Provisions:

This bill:

- defines "unincorporated"; and
- requires that a party to a conveyance of unincorporated 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.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

ENACTS:

57-1-49, Utah Code Annotated 1953

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

Section 1. Section **57-1-49** is enacted to read:

57-1-49 . Disclosure related to unincorporated real property.

- (1) As used in this section, "unincorporated" means the same as that term is defined in Section 10-1-104.
- (2) On or before the day on which a person conveys unincorporated real property, the person shall provide to the person to whom the person conveys the unincorporated real property a statement acknowledging that the boundaries of the unincorporated real property may be subject to:
- (a) adverse possession;

30 (b) boundary by acquiescence; or

31 (c) a right-of-way under Title 72, Chapter 5, Right-Of-Way Act.

32 (3) After a person provides the statement described in Subsection (2), each party to the
33 conveyance of the unincorporated real property shall sign the statement.

34 Section 2. **Effective Date.**

35 This bill takes effect on May 6, 2026.