

Troy Shelley proposes the following substitute bill:

1 **Boundary Line Amendments**

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Troy Shelley

Senate Sponsor: Derrin R. Owens

2 **LONG TITLE**

3 **General Description:**

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

5 **Highlighted Provisions:**

6 This bill:

7 ▶ defines "unincorporated"; and

8 ▶ requires that a party to a conveyance of unincorporated real property sign a statement that
9 acknowledges that the real property may be subject to adverse possession, boundary by
10 acquiescence, or a right-of-way.

11 **Money Appropriated in this Bill:**

12 None

13 **Other Special Clauses:**

14 None

15 **Utah Code Sections Affected:**

16 **ENACTS:**

17 **57-1-49**, Utah Code Annotated 1953

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

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

20 **57-1-49 . Disclosure related to unincorporated real property.**

21 **(1) As used in this section, "unincorporated" means the same as that term is defined in**
22 **Section 10-1-104.**

23 **(2) On or before the day on which a person conveys unincorporated real property, the**
24 **person shall provide to the person to whom the person conveys the unincorporated real**
25 **property a statement acknowledging that the boundaries of the unincorporated real**
26 **property may be subject to:**

27 **(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.