

Multicounty Appraisal Trust Amendments

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Wayne A. Harper

House Sponsor:

LONG TITLE**General Description:**

This bill modifies provisions relating to the Multicounty Appraisal Trust (MCAT).

Highlighted Provisions:

This bill:

- transfers statutory responsibilities from the MCAT to a fund manager for:
 - the statewide property tax system;
 - valuation of personal property of telecommunications service providers;
 - mediation of disputes about commission orders between the State Tax Commission and a county; and
 - participation in a study on the rate of a recovery fee for rentals of heavy equipment;
- establishes the fund manager;
- grants rulemaking authority to the State Tax Commission to establish the requirements for the statewide property tax system;
- provides accounting and reporting obligations on the fund manager;
- provides the conditions for a county to opt out of use of the statewide property tax system; and
- makes technical and conforming changes.

Money Appropriated in this Bill:

None

Other Special Clauses:

This bill provides a special effective date.

This bill provides retrospective operation.

Utah Code Sections Affected:

AMENDS:

10-21-101 (Effective 05/06/26), as renumbered and amended by Laws of Utah 2025, First Special Session, Chapter 15

17-80-101 (Effective 05/06/26), as renumbered and amended by Laws of Utah 2025,

First Special Session, Chapter 14

59-2-306.5 (Effective 05/06/26) (Applies beginning 01/01/26), as last amended by Laws of Utah 2024, Chapter 315

59-2-307 (Effective 05/06/26) (Applies beginning 01/01/26), as last amended by Laws of Utah 2022, Chapter 239

59-2-308 (Effective 05/06/26) (Applies beginning 01/01/26), as last amended by Laws of Utah 2022, Chapter 239

59-2-704 (Effective 05/06/26) (Applies beginning 01/01/26), as last amended by Laws of Utah 2025, Chapter 337

59-2-919.1 (Effective 05/06/26) (Superseded 07/01/26) (Applies beginning 01/01/26), as last amended by Laws of Utah 2025, Chapter 518

59-2-919.1 (Effective 07/01/26), as last amended by Laws of Utah 2025, Chapter 518

59-2-924.2 (Effective 05/06/26) (Applies beginning 01/01/26), as last amended by Laws of Utah 2025, Chapter 29

59-2-1601 (Effective 05/06/26) (Applies beginning 01/01/26), as last amended by Laws of Utah 2024, Chapter 263

59-2-1602 (Effective 05/06/26) (Applies beginning 01/01/26), as last amended by Laws of Utah 2025, Chapters 337, 484

59-2-1605 (Effective 05/06/26) (Applies beginning 01/01/26), as last amended by Laws of Utah 2014, Chapter 270

59-2-1606 (Effective 05/06/26) (Applies beginning 01/01/26), as last amended by Laws of Utah 2025, Chapter 337

59-2-2001 (Effective 05/06/26) (Applies beginning 01/01/26), as enacted by Laws of Utah 2025, Chapter 432

59-2-2002 (Effective 05/06/26) (Applies beginning 01/01/26), as enacted by Laws of Utah 2025, Chapter 432

63I-1-259 (Effective 05/06/26) (Applies beginning 01/01/26), as last amended by Laws of Utah 2025, Chapter 270

63N-3-602 (Effective 05/06/26), as last amended by Laws of Utah 2025, Chapter 29

63N-3-1601 (Effective 05/06/26), as last amended by Laws of Utah 2025, Chapter 440

63N-3-1701 (Effective 05/06/26), as enacted by Laws of Utah 2025, Chapter 495

REPEALS:

59-2-1603 (Effective 05/06/26) (Repealed 07/01/30), as last amended by Laws of Utah 2022, Chapter 451

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

Section 1. Section **10-21-101** is amended to read:

10-21-101 (Effective 05/06/26). Definitions.

As used in this part:

- (1) "Affordable housing" means housing offered for sale at 80% or less of the median county home price for housing of that type.
- (2) "Agency" means the same as that term is defined in Section 17C-1-102.
- (3) "Applicable metropolitan planning organization" means the metropolitan planning organization that has jurisdiction over the area in which a fixed guideway public transit station is located.
- (4) "Applicable public transit district" means the public transit district, as defined in Section 17B-2a-802, of which a fixed guideway public transit station is included.
- (5) "Base taxable value" means a property's taxable value as shown upon the assessment roll last equalized during the base year.
- (6) "Base year" means, for a proposed home ownership promotion zone area, a year beginning the first day of the calendar quarter determined by the last equalized tax roll before the adoption of the home ownership promotion zone.
- (7) "Division" means the Housing and Community Development Division within the Department of Workforce Services.
- (8) "Existing fixed guideway public transit station" means a fixed guideway public transit station for which construction begins before June 1, 2022.
- (9) "Fixed guideway" means the same as that term is defined in Section 59-12-102.
- (10) "Home ownership promotion zone" means a home ownership promotion zone created in accordance with this part.
- (11) "Implementation plan" means the implementation plan adopted as part of the moderate income housing element of a specified municipality's general plan as provided in Subsection 10-21-201(4).
- (12) "Initial report" or "initial moderate income housing report" means the one-time report described in Subsection 10-21-202(1).
- (13) "Internal accessory dwelling unit" means an accessory dwelling unit created:
 - (a) within a primary dwelling;
 - (b) within the footprint of the primary dwelling described in Subsection (13)(a) at the time the internal accessory dwelling unit is created; and

- (c) for the purpose of offering a long-term rental of 30 consecutive days or longer.
- (14) "Moderate income housing strategy" means a strategy described in Subsection 10-21-201(3)(a)(iii).
- (15) "New fixed guideway public transit station" means a fixed guideway public transit station for which construction begins on or after June 1, 2022.
- (16) "Participant" means the same as that term is defined in Section 17C-1-102.
- (17) "Participation agreement" means the same as that term is defined in Section 17C-1-102.
- (18)(a) "Primary dwelling" means a single-family dwelling that:
- (i) is detached; and
 - (ii) is occupied as the primary residence of the owner of record.
- (b) "Primary dwelling" includes a garage if the garage:
- (i) is a habitable space; and
 - (ii) is connected to the primary dwelling by a common wall.
- (19) "Project improvements" means the same as that term is defined in Section 11-36a-102.
- (20) "Qualifying land use petition" means a petition:
- (a) that involves land located within a station area for an existing public transit station that provides rail services;
 - (b) that involves land located within a station area for which the municipality has not yet satisfied the requirements of Subsection 10-21-203(1)(a);
 - (c) that proposes the development of an area greater than five contiguous acres, with no less than 51% of the acreage within the station area;
 - (d) that would require the municipality to amend the municipality's general plan or change a zoning designation for the land use application to be approved;
 - (e) that would require a higher density than the density currently allowed by the municipality;
 - (f) that proposes the construction of new residential units, at least 10% of which are dedicated to moderate income housing; and
 - (g) for which the land use applicant requests the municipality to initiate the process of satisfying the requirements of Subsection 10-21-203(1)(a) for the station area in which the development is proposed, subject to Subsection 10-21-203(2)(d).
- (21) "Report" means an initial report or a subsequent progress report.
- (22) "Specified municipality" means:
- (a) a city of the first, second, third, or fourth class; or
 - (b) a city of the fifth class with a population of 5,000 or more, if the city is located

within a county of the first, second, or third class.

(23)(a) "Station area" means:

- (i) for a fixed guideway public transit station that provides rail services, the area within a one-half mile radius of the center of the fixed guideway public transit station platform; or
- (ii) for a fixed guideway public transit station that provides bus services only, the area within a one-fourth mile radius of the center of the fixed guideway public transit station platform.

(b) "Station area" includes any parcel bisected by the radius limitation described in Subsection (a)(i) or (ii).

(24) "Station area plan" means a plan that:

- (a) establishes a vision, and the actions needed to implement that vision, for the development of land within a station area; and
- (b) is developed and adopted in accordance with this section.

(25) "Subsequent progress report" means the annual report described in Subsection 10-21-202(2).

(26) "System improvements" means the same as that term is defined in Section 11-36a-102.

(27) "Tax commission" means the State Tax Commission created in Section 59-1-201.

(28)(a) "Tax increment" means the difference between:

- (i) the amount of property tax revenue generated each tax year by a taxing entity from the area within a home ownership promotion zone, using the current assessed value and each taxing entity's current certified tax rate as defined in Section 59-2-924; and
- (ii) the amount of property tax revenue that would be generated from that same area using the base taxable value and each taxing entity's current certified tax rate as defined in Section 59-2-924.

(b) "Tax increment" does not include property revenue from~~[:]~~ a multicounty assessing and collecting levy or a county additional property tax described in Section 59-2-1602.
~~[(i) a multicounty assessing and collecting levy described in Subsection 59-2-1602(2);~~
~~or]~~
~~[(ii) a county additional property tax described in Subsection 59-2-1602(4).]~~

(29) "Taxing entity" means the same as that term is defined in Section 17C-1-102.

Section 2. Section **17-80-101** is amended to read:

17-80-101 (Effective 05/06/26). Definitions.

As used in this part:

- (1) "Affordable housing" means housing offered for sale at 80% or less of the median county home price for housing of that type.
- (2) "Agency" means the same as that term is defined in Section 17C-1-102.
- (3) "Base taxable value" means a property's taxable value as shown upon the assessment roll last equalized during the base year.
- (4) "Base year" means, for a proposed home ownership promotion zone area, a year beginning the first day of the calendar quarter determined by the last equalized tax roll before the adoption of the home ownership promotion zone.
- (5) "Division" means the Housing and Community Development Division within the Department of Workforce Services.
- (6) "Home ownership promotion zone" means a home ownership promotion zone created in accordance with this part.
- (7) "Implementation plan" means the implementation plan adopted as part of the moderate income housing element of a specified county's general plan.
- (8) "Initial report" means the one-time moderate income housing report described in Subsection 17-80-202(1).
- (9) "Internal accessory dwelling unit" means an accessory dwelling unit created:
 - (a) within a primary dwelling;
 - (b) within the footprint of the detached primary dwelling at the time the internal accessory dwelling unit is created; and
 - (c) for the purpose of offering a long-term rental of 30 consecutive days or longer.
- (10) "Moderate income housing strategy" means a strategy described in Section 17-80-201.
- (11) "Participant" means the same as that term is defined in Section 17C-1-102.
- (12) "Participation agreement" means the same as that term is defined in Section 17C-1-102.
- (13)(a) "Primary dwelling" means a single-family dwelling that:
 - (i) is detached; and
 - (ii) is occupied as the primary residence of the owner of record.
- (b) "Primary dwelling" includes a garage if the garage:
 - (i) is a habitable space; and
 - (ii) is connected to the primary dwelling by a common wall.
- (14) "Project improvements" means the same as that term is defined in Section 11-36a-102.
- (15) "Report" means an initial report or a subsequent report described in Section 17-80-202.
- (16) "Specified county" means a county of the first, second, or third class, which has a

population of more than 5,000 in the county's unincorporated areas.

(17) "Subsequent progress report" means the annual moderate income housing report described in Section 17-80-202.

(18) "System improvements" means the same as that term is defined in Section 11-36a-102.

(19) "Tax commission" means the State Tax Commission created in Section 59-1-201.

(20)(a) "Tax increment" means the difference between:

(i) the amount of property tax revenue generated each tax year by a taxing entity from the area within a home ownership promotion zone, using the current assessed value and each taxing entity's current certified tax rate as defined in Section 59-2-924; and

(ii) the amount of property tax revenue that would be generated from that same area using the base taxable value and each taxing entity's current certified tax rate as defined in Section 59-2-924.

(b) "Tax increment" does not include property revenue from~~[:]~~ a multicounty assessing and collecting levy or a county additional property tax described in Section 59-2-1602.

~~[(i) a multicounty assessing and collecting levy described in Subsection 59-2-1602(2); or]~~

~~[(ii) a county additional property tax described in Subsection 59-2-1602(4).]~~

(21) "Taxing entity" means the same as that term is defined in Section 17C-1-102.

Section 3. Section **59-2-306.5** is amended to read:

59-2-306.5 (Effective 05/06/26) (Applies beginning 01/01/26). Valuation of personal property of telecommunications service provider -- Reporting information to counties.

(1) As used in this section, [~~"Multicounty Appraisal Trust"~~] "fund manager" means the same as that term is defined in Section 59-2-1601.

(2) A telecommunications service provider shall provide to the [~~Multicounty Appraisal Trust~~] fund manager a signed statement setting forth all of the personal property that the telecommunications service provider owns, possesses, manages, or has under the telecommunications service provider's control in the state.

(3) The signed statement:

(a) may be requested by the [~~Multicounty Appraisal Trust~~]; fund manager on or before January 31 of each year;

~~[(i) each year; and]~~

~~[(ii) if requested, on or before January 31;]~~

(b) shall itemize each item of personal property that the telecommunications service provider owns, possesses, manages, or has under the telecommunications service provider's control:

(i) by county and by tax area; and

(ii) for the tax year that began on January 1; and

(c) shall be submitted:

(i) annually on or before March 31; and

(ii) electronically in a form ~~[approved by]~~the commission approves.

(4)(a) Except where an estimate is made in accordance with Subsection 59-2-307[

~~(3)(b)(i)(C)] (4)(b)(i)(C)~~, the ~~[Multicounty Appraisal Trust]~~ fund manager shall value each item of personal property of a telecommunications service provider according to the personal property valuation guides and schedules ~~[established by]~~the commission establishes.

(b)(i) Between March 31 and May 31 of each year:

(A) the ~~[Multicounty Appraisal Trust]~~ fund manager may communicate with a telecommunications service provider to address any inconsistency or error in the filed signed statement; and

(B) the telecommunications service provider may file an amended signed statement with the ~~[Multicounty Appraisal Trust]~~ fund manager regarding the items agreed to by the ~~[Multicounty Appraisal Trust]~~ fund manager and the telecommunications service provider.

(ii) The communication described in this Subsection (4)(b) is in addition to the audit authority provided by this chapter.

(c) On or before May 31 of each year, the ~~[Multicounty Appraisal Trust]~~ fund manager shall:

(i) forward to each county information about the total value of personal property of each telecommunications service provider within the county, by tax area, including a listing of personal property that is exempt; and

(ii) issue a tax notice to each telecommunications service provider listing the tax due to each county, by tax area.

(d) On or before June 30 of each year, a telecommunications service provider shall pay to the county the tax due on the tax notice.

(e) A telecommunications service provider may appeal the valuation of personal property to the county on or before the later of:

- (i) July 30 of the year the ~~[Multicounty Appraisal Trust]~~ fund manager requests a statement described in Subsection (3)(a); or
- (ii) 60 days after mailing of a tax notice.
- (5) The ~~[Multicounty Appraisal Trust]~~ fund manager shall forward to each county information about the total value of personal property of each telecommunications service provider within the county.
- (6) If a signed statement filed in accordance with this section discloses real property, the ~~[Multicounty Appraisal Trust]~~ fund manager shall send a copy of the signed statement to the county in which the property is located.
- Section 4. Section **59-2-307** is amended to read:
- 59-2-307 (Effective 05/06/26) (Applies beginning 01/01/26). Refusal by taxpayer to file signed statement -- Estimation of value -- Penalty.**
- (1) As used in this section, "fund manager" means the same as that term is defined in Section 59-2-1601.
- ~~[(a)]~~ (2)(a) Each person that fails to file the signed statement required by Section 59-2-306 or Section 59-2-306.5, fails to file the signed statement with respect to name and place of residence, or fails to appear and testify when requested by the county assessor[,], shall pay a penalty equal to 10% of the estimated tax due, but not less than \$25 for each failure to file a signed and completed statement.
- (b) The ~~[Multicounty Appraisal Trust]~~ fund manager shall notify the county assessor of a telecommunications service provider's failure to file the signed statement.
- (c) The county assessor shall collect each penalty under Subsection ~~[(1)(a)]~~ (2)(a) in the manner provided by Sections 59-2-1302 and 59-2-1303, except as otherwise provided for in this section, or by a judicial proceeding brought in the name of the county assessor.
- (d) The county assessor shall pay all money recovered under this section into the county treasury.
- ~~[(2)]~~ (3)(a) Upon a showing of reasonable cause, a county may waive or reduce a penalty imposed under Subsection ~~[(1)(a)]~~ (2)(a).
- (b)(i) Except as provided in Subsection ~~[(2)(b)(ii)]~~ (3)(b)(ii), a county assessor may impose a penalty under Subsection ~~[(1)(a)]~~ (2)(a) on or after May 16 of the year the county assessor requests the statement described in Section 59-2-306 or is due under Section 59-2-306.5.
- (ii) A county assessor may not impose a penalty under Subsection ~~[(1)(a)]~~ (2)(a) until

30 days after the postmark date of mailing of a subsequent notice if the signed statement described in Section 59-2-306 is requested:

(A) on or after March 16; or

(B) by a county assessor of a county of the first class, as classified in Section 17-60-104.

~~[(3)]~~ (4)(a) If an owner neglects or refuses to file a signed statement ~~[requested by an assessor]~~ as required under Section 59-2-306 after the county assessor makes a request:

(i) the county assessor shall:

(A) make a record of the failure to file; and

(B) make an estimate of the value of the property of the owner based on known facts and circumstances; and

(ii) the county assessor of a county of the first class, as classified in Section 17-60-104:

(A) shall make a subsequent request by mail for the signed statement, informing the owner of the consequences of not filing a signed statement; and

(B) may impose a fee for the actual and necessary expenses of the mailing under Subsection ~~[(3)(a)(ii)(A)]~~ (4)(a).

(b)(i) If a telecommunications service provider neglects or refuses to file a signed statement in accordance with Section 59-2-306.5, the ~~[Multicounty]~~ ~~[Appraisal Trust]~~ fund manager shall make:

(A) a record of the failure to file;

(B) a request by mail for the signed statement, informing the telecommunications service provider of the consequences of not filing a signed statement; and

(C) an estimate of the value of the personal property of the telecommunications service provider based on known facts and circumstances.

(ii) The ~~[Multicounty Appraisal Trust]~~ fund manager may impose a fee for the actual and necessary expenses of the mailing under Subsection ~~[(3)(b)(i)(B)]~~ (4)(b).

(c) A county board of equalization or the commission may not reduce the value fixed by the county assessor in accordance with Subsection ~~[(3)(a)(i)]~~ (4)(a)(i) or the ~~[Multicounty Appraisal Trust]~~ fund manager in accordance with Subsection ~~[(3)(b)(i)]~~ (4)(b)(i).

Section 5. Section **59-2-308** is amended to read:

59-2-308 (Effective 05/06/26) (Applies beginning 01/01/26). Assessment in name of representative -- Assessment of property of decedents -- Assessment of property in

litigation -- Assessment of personal property valued by fund manager.

- (1) If a person is assessed as agent, trustee, bailee, guardian, executor, or administrator, a county shall:
- (a) add the representative designation to the name; and
 - (b) enter the assessment separately from the individual assessment.
- (2) A county may assess the undistributed or unpartitioned property of a deceased individual to an heir, guardian, executor, or administrator, and the payment of taxes binds all the parties in interest.
- (3) ~~[Property-] The court clerk or receiver shall assess property in litigation[, which is in the possession of-]~~ that is in the possession of a court or receiver, ~~[shall be assessed to the court clerk or receiver,]~~ and the taxes shall be paid under the direction of the court.
- (4) A county shall add the valuation the ~~[Multicounty Appraisal Trust]~~ fund manager, as that term is defined in Section 59-2-1601, gives to personal property of a telecommunications service provider to the valuation of any real property of the telecommunications service provider within the county before making an assessment in accordance with this part.

Section 6. Section **59-2-704** is amended to read:

59-2-704 (Effective 05/06/26) (Applies beginning 01/01/26). Assessment studies -- Sharing of data -- Factoring assessment rates -- Rulemaking.

- (1)(a) Each year, to assist in the evaluation of appraisal performance of taxable real property, the commission shall conduct and publish studies to determine the relationship between the market value shown on the assessment roll and the market value of real property in each county.
- (b) The studies conducted under this Subsection (1) shall include measurements of uniformity within counties and use statistical methods established by the commission.
- (c) County assessors may provide sales information to the commission for purposes of the studies conducted under this Subsection (1).
- (d) The commission shall make the sales and appraisal information related to the studies conducted under this Subsection (1) available to the county assessors upon request.
- (2)(a) The commission shall, each year, order each county to adjust or factor [its] the county's assessment rates using the most current studies so that the assessment rate in each county is in accordance with ~~[that prescribed in-]~~ Section 59-2-103.
- (b) The adjustment or factoring ordered under this Subsection (2) may include an entire county, geographical areas within a county, and separate classes of properties.

(3) If the commission determines that sales data in any county is insufficient to perform the studies required under Subsection (1), the commission may conduct appraisals of property within that county.

(4) If a county fails to implement factoring [~~ordered~~] the commission orders under Subsection (2), the commission shall:

(a) implement the factoring; and

(b) charge an amount equal to the reasonable implementation costs of the factoring to that county.

(5) If a county disputes the factoring ordered under Subsection (2), [~~the matter may be mediated by the Multicounty Appraisal Trust~~] the fund manager, as defined in Section 59-2-1601, may mediate the matter.

(6)(a) The commission may change the factor for any county which, after a hearing before the commission, establishes that the factor should properly be set at a different level for that county.

(b) The commission shall establish the method, procedure, and timetable for the hearings authorized under this section, including access to information to ensure a fair hearing.

(7) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the commission may establish rules to implement this section.

Section 7. Section **59-2-919.1** is amended to read:

59-2-919.1 (Effective 05/06/26) (Superseded 07/01/26) (Applies beginning 01/01/26).

Notice of property valuation and tax changes.

(1) [~~In addition to the notice requirements of Section 59-2-919, the county auditor, on or before July 22 of each year,~~] On or before July 22 of each year, the county auditor, in addition to the notice requirements of Section 59-2-919, shall notify each owner of real estate who is listed on the assessment roll.

(2) The notice described in Subsection (1) shall:

(a) except as provided in Subsection (5), be sent to all owners of real property by mail 10 or more days before the day on which:

(i) the county board of equalization meets; and

(ii) the taxing entity holds a public hearing on the proposed increase in the certified tax rate;

(b) be on a form that[~~is~~]:

(i) [~~approved by~~]the commission approves; and

(ii) is uniform in content in all counties in the state; and

- (c) contain for each property:
- (i) the assessor's determination of the value of the property;
 - (ii) the taxable value of the property;
 - (iii) for property assessed by the county assessor:
 - (A) instructions on how the taxpayer may file an application with the county board of equalization to appeal the valuation or equalization of the property under Section 59-2-1004, including instructions for filing an application through electronic means; and
 - (B) the deadline for the taxpayer to make an application to appeal the valuation or equalization of the property under Section 59-2-1004;
 - (iv) for property assessed by the commission:
 - (A) instructions on how the taxpayer may file an application with the commission for a hearing on an objection to the valuation or equalization of the property under Section 59-2-1007;
 - (B) the deadline for the taxpayer to apply to the commission for a hearing on an objection to the valuation or equalization of the property under Section 59-2-1007; and
 - (C) a statement that the taxpayer may not appeal the valuation or equalization of the property to the county board of equalization;
 - (v) itemized tax information for all applicable taxing entities, including:
 - (A) the dollar amount of the taxpayer's tax liability for the property in the prior year; and
 - (B) the dollar amount of the taxpayer's tax liability under the current rate;
 - (vi) the following, stated separately:
 - (A) the charter school levy described in Section 53F-2-703;
 - (B) the multicounty assessing and collecting levy described in [~~Subsection 59-2-1602(2)~~] Section 59-2-1602;
 - (C) the county assessing and collecting levy described in [~~Subsection 59-2-1602(4)~~] Section 59-2-1602;
 - (D) levies for debt service voted on by the public;
 - (E) levies imposed for special purposes under Section 10-6-133.4;
 - (F) the combined basic rate as defined in Section 53F-2-301; and
 - (G) if applicable, the annual payment described in Subsection 63H-1-501(4)(a);
 - (vii) the tax impact on the property;

- (viii) the date, time, and place of the required public hearing for each entity;
- (ix) property tax information pertaining to:
- (A) taxpayer relief; and
 - (B) the residential exemption described in Section 59-2-103;
- (x) information specifically authorized to be included on the notice under this chapter;
- (xi) the last property review date of the property as ~~[described in Subsection 59-2-303.1(1)(e)]~~ defined in Section 59-2-303.1;
- (xii) instructions on how the taxpayer may obtain additional information regarding the valuation of the property, including the characteristics and features of the property, from:
- (A) a website maintained by the county; or
 - (B) the statewide web portal developed and maintained ~~[by the Multicounty Appraisal Trust under]~~ in accordance with Subsection [59-2-1606(5)(a)] 59-2-1606(7)(a) for uniform access to property characteristics and features; and
- (xiii) other information ~~[approved by]~~ the commission approves.
- (3) If a taxing entity that is subject to the notice and hearing requirements of Subsection 59-2-919(4) proposes a tax increase, the notice described in Subsection (1) shall state, in addition to the information required by Subsection (2):
- (a) the dollar amount of the taxpayer's tax liability if the proposed increase is approved;
 - (b) the difference between the dollar amount of the taxpayer's tax liability if the proposed increase is approved and the dollar amount of the taxpayer's tax liability under the current rate, placed in close proximity to the information described in Subsection (2)(c)(viii);
 - (c) the percentage increase that the dollar amount of the taxpayer's tax liability under the proposed tax rate represents as compared to the dollar amount of the taxpayer's tax liability under the current tax rate; and
 - (d) for each taxing entity proposing a tax increase, the dollar amount of additional ad valorem tax revenue, as defined in Section 59-2-919, that would be generated each year if the proposed tax increase is approved.
- (4) In addition to any other tax relief information required under Subsection (2)(c)(ix)(A), a notice sent to a residential property shall:
- (a) state, "If you are 65 years old or older, disabled, or experiencing extreme hardship, and this property is your primary residence, you may be eligible to defer payment of this property tax."; and

(b) include a telephone number, or a website address on which a telephone number is prominently listed, that the property owner may call to obtain additional information about applying for a deferral.

(5)(a) Subject to the other provisions of this Subsection (5), a county auditor may provide, at the county auditor's discretion, the notice required by this section to a taxpayer by electronic means if a taxpayer makes an election, according to procedures determined by the county auditor, to receive the notice by electronic means.

(b)(i) If a county auditor sends a notice required by this section by electronic means, the county auditor shall attempt to verify whether a taxpayer receives the notice.

(ii) If the county auditor cannot verify receipt of the notice sent by electronic means 14 days or more before the county board of equalization meets and the taxing entity holds a public hearing on a proposed increase in the certified tax rate, the county auditor shall send the notice required by this section by mail as provided in Subsection (2).

(c) A taxpayer may revoke an election to receive the notice required by this section by electronic means if the taxpayer provides written notice to the county auditor on or before April 30.

(d) An election or a revocation of an election under this Subsection (5):

(i) does not relieve a taxpayer of the duty to pay a tax due under this chapter on or before the due date for paying the tax; or

(ii) does not alter the requirement that a taxpayer appealing the valuation or the equalization of the taxpayer's real property submit the application for appeal within the time period provided in Subsection 59-2-1004(3).

(e) A county auditor shall provide the notice required by this section as provided in Subsection (2), until a taxpayer makes a new election in accordance with this Subsection (5), if:

(i) the taxpayer revokes an election in accordance with Subsection (5)(c) to receive the notice required by this section by electronic means; or

(ii) the county auditor finds that the taxpayer's electronic contact information is invalid.

(f) A person is considered to be a taxpayer for purposes of this Subsection (5) regardless of whether the property that is the subject of the notice required by this section is exempt from taxation.

Section 8. Section **59-2-919.1** is amended to read:

59-2-919.1 (Effective 07/01/26). Notice of property valuation and tax changes.

- (1) ~~[In addition to the notice requirements of Section 59-2-919, the county auditor, on or before July 22 of each year,]~~ On or before July 22 of each year, in addition to the notice requirements of Section 59-2-919, the county auditor shall notify each owner of real estate who is listed on the assessment roll.
- (2) The notice described in Subsection (1) shall:
- (a) except as provided in Subsection (5), be sent to all owners of real property by mail 10 or more days before the day on which:
 - (i) the county board of equalization meets; and
 - (ii) the taxing entity holds a public hearing on the proposed increase in the certified tax rate;
 - (b) be on a form that~~[-is]:~~
 - (i) ~~[approved by]~~the commission approves; and
 - (ii) is uniform in content in all counties in the state; and
 - (c) contain for each property:
 - (i) the assessor's determination of the value of the property;
 - (ii) the taxable value of the property;
 - (iii) for property assessed by the county assessor:
 - (A) instructions on how the taxpayer may file an application with the county board of equalization to appeal the valuation or equalization of the property under Section 59-2-1004, including instructions for filing an application through electronic means; and
 - (B) the deadline for the taxpayer to make an application to appeal the valuation or equalization of the property under Section 59-2-1004;
 - (iv) for property assessed by the commission:
 - (A) instructions on how the taxpayer may file an application with the commission for a hearing on an objection to the valuation or equalization of the property under Section 59-2-1007;
 - (B) the deadline for the taxpayer to apply to the commission for a hearing on an objection to the valuation or equalization of the property under Section 59-2-1007; and
 - (C) a statement that the taxpayer may not appeal the valuation or equalization of the property to the county board of equalization;

- (v) itemized tax information for all applicable taxing entities, including:
- (A) the dollar amount of the taxpayer's tax liability for the property in the prior year; and
 - (B) the dollar amount of the taxpayer's tax liability under the current rate;
- (vi) the following, stated separately:
- (A) the charter school levy described in Section 53F-2-703;
 - (B) the multicounty assessing and collecting levy described in Subsection [~~59-2-1602(2)~~] 59-2-1602;
 - (C) the county assessing and collecting levy described in Subsection [~~59-2-1602(4)~~] 59-2-1602;
 - (D) levies for debt service voted on by the public;
 - (E) levies imposed for special purposes under Section 10-6-133.4;
 - (F) the minimum basic tax rate as defined in Section 53F-2-301; and
 - (G) if applicable, the annual payment described in Subsection 63H-1-501(4)(a);
- (vii) the tax impact on the property;
- (viii) the date, time, and place of the required public hearing for each entity;
- (ix) property tax information pertaining to:
- (A) taxpayer relief; and
 - (B) the residential exemption described in Section 59-2-103;
- (x) information specifically authorized to be included on the notice under this chapter;
- (xi) the last property review date of the property as described in Subsection [~~59-2-303.1(1)(e)~~] 59-2-303.1;
- (xii) instructions on how the taxpayer may obtain additional information regarding the valuation of the property, including the characteristics and features of the property, from:
- (A) a website maintained by the county; or
 - (B) the statewide web portal developed and maintained [by the Multicounty Appraisal Trust under Subsection ~~59-2-1606(5)(a)~~] in accordance with Section 59-2-1606(7)(a) for uniform access to property characteristics and features; and
- (xiii) other information approved by the commission.
- (3) If a taxing entity that is subject to the notice and hearing requirements of Subsection 59-2-919(4) proposes a tax increase, the notice described in Subsection (1) shall state, in addition to the information required by Subsection (2):
- (a) the dollar amount of the taxpayer's tax liability if the proposed increase is approved;

- (b) the difference between the dollar amount of the taxpayer's tax liability if the proposed increase is approved and the dollar amount of the taxpayer's tax liability under the current rate, placed in close proximity to the information described in Subsection (2)(c)(viii);
- (c) the percentage increase that the dollar amount of the taxpayer's tax liability under the proposed tax rate represents as compared to the dollar amount of the taxpayer's tax liability under the current tax rate; and
- (d) for each taxing entity proposing a tax increase, the dollar amount of additional ad valorem tax revenue, as defined in Section 59-2-919, that would be generated each year if the proposed tax increase is approved.

(4) In addition to any other tax relief information required under Subsection (2)(c)(ix)(A), a notice sent to a residential property shall:

- (a) state, "If you are 65 years old or older, disabled, or experiencing extreme hardship, and this property is your primary residence, you may be eligible to defer payment of this property tax."; and
- (b) include a telephone number, or a website address on which a telephone number is prominently listed, that the property owner may call to obtain additional information about applying for a deferral.

(5)(a) Subject to the other provisions of this Subsection (5), a county auditor may provide, at the county auditor's discretion, the notice required by this section to a taxpayer by electronic means if a taxpayer makes an election, according to procedures determined by the county auditor, to receive the notice by electronic means.

(b)(i) If a county auditor sends a notice required by this section by electronic means, the county auditor shall attempt to verify whether a taxpayer receives the notice.

(ii) If the county auditor cannot verify receipt of the notice sent by electronic means 14 days or more before the county board of equalization meets and the taxing entity holds a public hearing on a proposed increase in the certified tax rate, the county auditor shall send the notice required by this section by mail as provided in Subsection (2).

(c) A taxpayer may revoke an election to receive the notice required by this section by electronic means if the taxpayer provides written notice to the county auditor on or before April 30.

(d) An election or a revocation of an election under this Subsection (5):

- (i) does not relieve a taxpayer of the duty to pay a tax due under this chapter on or before the due date for paying the tax; or
- (ii) does not alter the requirement that a taxpayer appealing the valuation or the equalization of the taxpayer's real property submit the application for appeal within the time period provided in Subsection 59-2-1004(3).
- (e) A county auditor shall provide the notice required by this section as provided in Subsection (2), until a taxpayer makes a new election in accordance with this Subsection (5), if:
 - (i) the taxpayer revokes an election in accordance with Subsection (5)(c) to receive the notice required by this section by electronic means; or
 - (ii) the county auditor finds that the taxpayer's electronic contact information is invalid.
- (f) A person is considered to be a taxpayer for purposes of this Subsection (5) regardless of whether the property that is the subject of the notice required by this section is exempt from taxation.

Section 9. Section **59-2-924.2** is amended to read:

59-2-924.2 (Effective 05/06/26) (Applies beginning 01/01/26). Adjustments to the calculation of a taxing entity's certified tax rate.

(1) ~~[For purposes of this section, "certified]~~ As used in this section:

- (a) "Annexing county" means a county for which the unincorporated area is included within a public safety district by annexation.
- (b) "Annexing municipality" means a municipality for which the area is included within a public safety district by annexation.
- (c) "Certified tax rate" means a certified tax rate calculated in accordance with Section 59-2-924.
- (d) "Fire district" means a service area under Title 17B, Chapter 2a, Part 9, Service Area Act:
 - (i) created to provide fire protection, paramedic, and emergency services; and
 - (ii) in the creation of which an election was not required under Subsection 17B-1-214(3)(d).
- (e) "Participating county" means a county for which the unincorporated area is included within a public safety district at the time of the creation of the public safety district.
- (f) "Participating municipality" means a municipality for which the area is included within a public safety district at the time of the creation of the public safety district.

(g) "Police district" means a service area under Title 17B, Chapter 2a, Part 9, Service Area Act, within a county of the first class:

(i) created to provide law enforcement service; and

(ii) in the creation of which an election was not required under Subsection 17B-1-214(3)(d).

(h) "Public safety district" means a fire district or a police district.

(i) "Public safety service" means:

(i) in the case of a public safety district that is a fire district, fire protection, paramedic, and emergency services; and

(ii) in the case of a public safety district that is a police district, law enforcement service.

(2) ~~[Beginning January 1, 1997, if]~~ If a taxing entity receives increased ~~[revenues]~~ revenue from uniform fees on tangible personal property under Section 59-2-405, 59-2-405.1, 59-2-405.2, 59-2-405.3, or 72-10-110.5 as a result of any county imposing a sales and use tax under Chapter 12, Part 11, County Option Sales and Use Tax, the taxing entity shall decrease ~~[its]~~ the taxing entity's certified tax rate to offset the increased ~~[revenues]~~ revenue.

(3)(a) ~~[Beginning July 1, 1997, if]~~ If a county has imposed a sales and use tax under Chapter 12, Part 11, County Option Sales and Use Tax, the county's certified tax rate shall be:

(i) decreased on a one-time basis by the amount of the estimated sales and use tax revenue to be distributed to the county under Subsection 59-12-1102(4); and

(ii) increased by the amount necessary to offset the county's reduction in revenue from uniform fees on tangible personal property under Section 59-2-405, 59-2-405.1, 59-2-405.2, 59-2-405.3, or 72-10-110.5 as a result of the decrease in the certified tax rate under Subsection (3)(a)(i).

(b) The commission shall determine estimates of sales and use tax distributions for purposes of Subsection (3)(a).

(4) ~~[Beginning January 1, 1998, if]~~ If a municipality has imposed an additional resort communities sales and use tax under Section 59-12-402, the municipality's certified tax rate shall be decreased on a one-time basis by the amount necessary to offset the first 12 months of estimated revenue from the additional resort communities sales and use tax imposed under Section 59-12-402.

(5)(a) This Subsection (5) applies to each county that:

- 677 (i) establishes a countywide special service district under Title 17D, Chapter 1,
 678 Special Service District Act, to provide jail service, as provided in Subsection
 679 17D-1-201(10); and
- 680 (ii) levies a property tax on behalf of the special service district under Section
 681 17D-1-105.
- 682 (b)(i) The certified tax rate of each county to which this Subsection (5) applies shall
 683 be decreased by the amount necessary to reduce county ~~[revenues]~~ revenue by the
 684 same amount of ~~[revenues]~~ revenue that will be generated by the property tax
 685 imposed on behalf of the special service district.
- 686 (ii) Each decrease under Subsection (5)(b)(i) shall occur contemporaneously with the
 687 levy on behalf of the special service district under Section 17D-1-105.
- 688 (6) The equalized public safety tax rate is determined by:
- 689 (a) calculating, for each participating county and each participating municipality, the
 690 property tax revenue necessary:
- 691 (i) in the case of a fire district, to cover all the costs associated with providing fire
 692 protection, paramedic, and emergency services:
- 693 (A) for a participating county, in the unincorporated area of the county; and
 694 (B) for a participating municipality, in the municipality; or
- 695 (ii) in the case of a police district, to cover all the costs associated with providing law
 696 enforcement service that the police district board designates to be funded by a
 697 property tax:
- 698 (A) for a participating county, in the unincorporated area of the county; or
 699 (B) for a participating municipality, in the municipality; and
- 700 (b) adding all the amounts calculated under Subsection (6)(a) for all participating
 701 counties and all participating municipalities and then dividing that sum by the
 702 aggregate taxable value of the property, as adjusted in accordance with Section
 703 59-2-913:
- 704 (i) for participating counties, in the unincorporated area of all participating counties;
 705 and
- 706 (ii) for participating municipalities, in all participating municipalities.
- 707 ~~[(6)] (7) [(a) As used in this Subsection (6):]~~
- 708 ~~[(i) "Annexing county" means a county whose unincorporated area is included within~~
 709 ~~a public safety district by annexation.]~~
- 710 ~~[(ii) "Annexing municipality" means a municipality whose area is included within a~~

- public safety district by annexation.]
- [(iii) "Equalized public safety protection tax rate" means the tax rate that results from:]
- [(A) calculating, for each participating county and each participating municipality, the property tax revenue necessary:]
- [(I) in the case of a fire district, to cover all of the costs associated with providing fire protection, paramedic, and emergency services:]
- [(Aa) for a participating county, in the unincorporated area of the county; and]
- [(Bb) for a participating municipality, in the municipality; or]
- [(H) in the case of a police district, to cover all the costs:]
- [(Aa) associated with providing law enforcement service:]
- [(Ii) for a participating county, in the unincorporated area of the county; and]
- [(Hii) for a participating municipality, in the municipality; and]
- [(Bb) that the police district board designates as the costs to be funded by a property tax; and]
- [(B) adding all the amounts calculated under Subsection (6)(a)(iii)(A) for all participating counties and all participating municipalities and then dividing that sum by the aggregate taxable value of the property, as adjusted in accordance with Section 59-2-913:]
- [(I) for participating counties, in the unincorporated area of all participating counties; and]
- [(H) for participating municipalities, in all the participating municipalities.]
- [(iv) "Fire district" means a service area under Title 17B, Chapter 2a, Part 9, Service Area Act:]
- [(A) created to provide fire protection, paramedic, and emergency services; and]
- [(B) in the creation of which an election was not required under Subsection 17B-1-214(3)(d).]
- [(v) "Participating county" means a county whose unincorporated area is included within a public safety district at the time of the creation of the public safety district.]
- [(vi) "Participating municipality" means a municipality whose area is included within a public safety district at the time of the creation of the public safety district.]
- [(vii) "Police district" means a service area under Title 17B, Chapter 2a, Part 9,

Service Area Act, within a county of the first class:]

[(A) created to provide law enforcement service; and]

[(B) in the creation of which an election was not required under Subsection
17B-1-214(3)(d).]

[(viii) "Public safety district" means a fire district or a police district.]

[(ix) "Public safety service" means:]

[(A) in the case of a public safety district that is a fire district, fire protection,
paramedic, and emergency services; and]

[(B) in the case of a public safety district that is a police district, law enforcement
service.]

[(b)] (a) In the first year following creation of a public safety district, the certified tax
rate of each participating county and each participating municipality shall be
decreased by the amount of the equalized public safety tax rate calculated in
accordance with Subsection (6).

[(e)] (b) In the first budget year following annexation to a public safety district, the
certified tax rate of each annexing county and each annexing municipality shall be
decreased by an amount equal to the amount of revenue budgeted by the annexing
county or annexing municipality:

(i) for public safety service; and

(ii) in:

(A) for a taxing entity operating under a January 1 through December 31 fiscal
year, the prior calendar year; or

(B) for a taxing entity operating under a July 1 through June 30 fiscal year, the
prior fiscal year.

[(d)] (c) Each tax levied under this section by a public safety district shall be considered
to be levied by:

(i) each participating county and each annexing county for purposes of the county's
tax limitation under Section 59-2-908; and

(ii) each participating municipality and each annexing municipality for purposes of
the municipality's tax limitation under Section 10-5-112, for a town, or Section
10-6-133, for a city.

[(e)] (d) The calculation of a public safety district's certified tax rate for the year of
annexation shall be adjusted to include an amount of revenue equal to one half of the
amount of revenue budgeted by the annexing entity for public safety service in the

annexing entity's prior fiscal year if:

(i) the public safety district operates on a January 1 through December 31 fiscal year;

(ii) the public safety district approves an annexation of an entity operating on a July 1 through June 30 fiscal year; and

(iii) the annexation described in Subsection [(6)(e)(ii)] (7)(d)(ii) takes effect on July 1.

[(7)] (8)(a) The base taxable value as defined in Section 17C-1-102 shall be reduced for any year to the extent necessary to provide a community reinvestment agency established under Title 17C, Limited Purpose Local Government Entities - Community Reinvestment Agency Act, with approximately the same amount of money the agency would have received without a reduction in the county's certified tax rate, calculated in accordance with Section 59-2-924, if:

(i) in that year there is a decrease in the certified tax rate under Subsection (2) or

(3)(a);

(ii) the amount of the decrease is more than 20% of the county's certified tax rate of the previous year; and

(iii) the decrease results in a reduction of the amount to be paid to the agency under Section 17C-1-403 or 17C-1-404.

(b) The base taxable value as defined in Section 17C-1-102 shall be increased in any year to the extent necessary to provide a community reinvestment agency with approximately the same amount of money as the agency would have received without an increase in the certified tax rate that year if:

(i) in that year the base taxable value as defined in Section 17C-1-102 is reduced due to a decrease in the certified tax rate under Subsection (2) or (3)(a); and

(ii) the certified tax rate of a city, school district, special district, or special service district increases independent of the adjustment to the taxable value of the base year.

(c) Notwithstanding a decrease in the certified tax rate under Subsection (2) or (3)(a), the amount of money allocated and, when collected, paid each year to a community reinvestment agency established under Title 17C, Limited Purpose Local Government Entities - Community Reinvestment Agency Act, for the payment of bonds or other contract indebtedness, but not for administrative costs, may not be less than [that] the amount would have been without a decrease in the certified tax rate under Subsection (2) or (3)(a).

[(8)(a) For the calendar year beginning on January 1, 2014, the calculation of a county

assessing and collecting levy shall be adjusted by the amount necessary to offset:]

[(i) any change in the certified tax rate that may result from amendments to Part 16, Multicounty Assessing and Collecting Levy, in Laws of Utah 2014, Chapter 270, Section 3; and]

[(ii) the difference in the amount of revenue a taxing entity receives from or contributes to the Property Tax Valuation Fund, created in Section 59-2-1602, that may result from amendments to Part 16, Multicounty Assessing and Collecting Levy, in Laws of Utah 2014, Chapter 270, Section 3.]

[(b) A taxing entity is not required to comply with the notice and public hearing requirements in Section 59-2-919 for an adjustment to the county assessing and collecting levy described in Subsection (8)(a).]

[(9) If a taxing entity receives decreased revenues from uniform fees on tangible personal property under Section 59-2-405 as a result of any error in applying uniform fees to motor vehicle registration in the calendar year beginning on January 1, 2023, the commission may, for the calendar year beginning on January 1, 2024, increase the taxing entity's budgeted revenue to offset the decreased revenues.]

Section 10. Section **59-2-1601** is amended to read:

59-2-1601 (Effective 05/06/26) (Applies beginning 01/01/26). Definitions.

As used in this part:

[(1) "County additional property tax" means the property tax levy described in Subsection 59-2-1602(4).]

[(2)] (1) "Fund" means the Property Tax Valuation Fund created in Section [59-2-1602] 59-2-1606.

(2) "Fund manager" means an association that represents at least two-thirds of the counties in the state.

[(3) "Multicounty Appraisal Trust" means the Multicounty Appraisal Trust created by an agreement:]

[(a) entered into by all of the counties in the state; and]

[(b) authorized by Title 11, Chapter 13, Interlocal Cooperation Act.]

[(4)] (3) "Multicounty assessing and collecting levy" means a property tax [levied] the counties levy in accordance with Subsection [59-2-1602(2)] 59-2-1602(1).

[(5)] (4)(a) "Property valuation service" means [any] a service or technology that promotes uniform assessment levels for the valuation of personal property and real property in accordance with Part 3, County Assessment.

(b) "Property valuation service" includes statewide aerial imagery, change detection, sketch validation, exception analysis, commercial valuation modeling, residential valuation modeling, automated valuation modeling, and equity analysis.

~~[(6)] (5) "Statewide property tax system" means a computer assisted system for mass appraisal, equalization, collection, distribution, and administration related to property tax[, created by the Multicounty Appraisal Trust in accordance with Section 59-2-1606].~~

Section 11. Section **59-2-1602** is amended to read:

59-2-1602 (Effective 05/06/26) (Applies beginning 01/01/26). Statewide levy -- Additional county levy.

~~[(1)(a) There is created a custodial fund known as the "Property Tax Valuation Fund."]~~

~~[(b) The fund consists of:]~~

~~[(i) deposits made and penalties received under Subsection (3); and]~~

~~[(ii) interest on money deposited into the fund.]~~

~~[(e) Deposits, penalties, and interest described in Subsection (1)(b) shall be disbursed and used as provided in Section 59-2-1603.]~~

~~[(2)(a) Each county shall annually impose a multicounty assessing and collecting levy as provided in this Subsection (2).]~~

~~[(b) The tax rate of the multicounty assessing and collecting levy is the certified revenue levy rounded up to the sixth decimal place.]~~

~~[(c) The state treasurer shall allocate all revenue collected from the multicounty assessing and collecting levy to the Multicounty Appraisal Trust.]~~

~~[(3)] (1)(a)(i) Each county shall impose annually a multicounty assessing and collecting levy.~~

~~(ii) The tax rate of the multicounty assessing and collecting levy is the certified revenue levy rounded up to the sixth decimal place.~~

~~(b) The county shall state separately the multicounty assessing and collecting levy [imposed under Subsection (2) shall be separately stated] on the tax notice as a multicounty assessing and collecting levy.~~

~~[(b)] (c) The multicounty assessing and collecting levy is:~~

~~(i) exempt from Sections 17C-1-403 through 17C-1-406;~~

~~(ii) in addition to and exempt from the maximum levies allowable under Section 59-2-908; and~~

~~(iii) exempt from the notice and public hearing requirements of Section 59-2-919.~~

~~[(e)] (d)(i) Each county shall transmit quarterly to the state treasurer the revenue [~~

collected] the county collects from the multicounty assessing and collecting levy.

(ii) ~~The [revenue transmitted under Subsection (3)(c)(i) shall be transmitted]~~ county shall transmit the revenue described in Subsection (1)(d)(i) no later than the tenth day of the month following the end of the quarter in which the county collects the revenue~~[is collected]~~.

~~[(iii) If revenue transmitted under Subsection (3)(c)(i) is transmitted after the tenth day of the month following the end of the quarter in which the revenue is collected, the county shall pay an interest penalty at the rate of 10% each year until the revenue is transmitted.]~~

(iii) If a county transmits revenue described in Subsection (1)(d)(i) after the tenth day of the month following the end of the quarter in which the county collects the revenue, the county shall pay a penalty at the rate of 10% each year until the county transmits the revenue.

(iv) The state treasurer shall deposit the revenue and penalties described in this Subsection (1) into the fund.

~~[(d) The state treasurer shall allocate the penalties received under this Subsection (3) in the same manner as revenue is allocated under Subsection (2)(c).]~~

~~[(4)]~~ (2)(a) A county may levy a county additional property tax in accordance with this Subsection ~~[(4)]~~ (2).

(b) The county additional property tax:

(i) shall be separately stated on the tax notice as a county assessing and collecting levy;

(ii) may not be incorporated into the rate of any other levy;

(iii) is exempt from Sections 17C-1-403 through 17C-1-406; and

(iv) is in addition to and exempt from the maximum levies allowable under Section 59-2-908.

(c) ~~[Revenue]~~ A county shall use revenue collected from the county additional property tax~~[shall be used]~~ to:

(i) promote the accurate valuation and uniform assessment levels of property as required by Section 59-2-103;

(ii) promote the efficient administration of the property tax system, including the costs of assessment, collection, and distribution of property taxes;

(iii) fund state mandated actions to meet legislative mandates or judicial or administrative orders that relate to promoting:

(A) the accurate valuation of property; and

(B) the establishment and maintenance of uniform assessment levels within and among counties; and

(iv) establish reappraisal programs that:

(A) are adopted by a resolution or ordinance of the county legislative body; and

(B) conform to rules the commission makes in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act.

Section 12. Section **59-2-1605** is amended to read:

59-2-1605 (Effective 05/06/26) (Applies beginning 01/01/26). Accounting records for levies -- Records -- Report to Legislature, commission, Division of Finance.

(1) Each county shall separately budget and account for the use of any money [~~received or expended from a levy imposed under~~ the county receives or spends from a levy the county imposes in accordance with Section 59-2-1602.

(2) The fund manager shall separately budget and account for the use of any revenue received from the fund.

(3) On or before October 1 of each year, the fund manager shall submit an electronic report to the Revenue and Taxation Interim Committee and the commission that contains:

(a) a financial report that includes:

(i) the amount of revenue allocated to the fund manager for the current calendar year;

(ii) a summary of the uses of the revenue during the current calendar year; and

(iii) revenue received from licensing the statewide property tax system software; and

(b) a status report on:

(i) the development, enhancement, and implementation of the statewide property tax system and the statewide web portals described in Section 59-2-1606; and

(ii) achievement of the performance metrics described in Section 59-2-1606.

(4) On or before December 31 of each year, the fund manager shall submit a detailed budget for the upcoming calendar year to the Division of Finance.

(5) For the calendar year that begins on January 1, 2026, the fund manager shall submit a detailed budget for the current year to the Division of Finance on May 6, 2026.

Section 13. Section **59-2-1606** is amended to read:

59-2-1606 (Effective 05/06/26) (Applies beginning 01/01/26). Property Tax Valuation Fund -- Statewide property tax system funding for counties -- Disbursements to the fund manager -- Use of funds.

(1)(a) There is created a custodial fund in the Division of Finance known as the

949 "Property Tax Valuation Fund."

950 (b) The fund consists of:

- 951 (i) revenue from the multicounty assessing and collecting levy;
952 (ii) penalties described in Section 59-2-1602;
953 (iii) interest on money deposited into the fund;
954 (iv) unexpended revenue from the licensing of the statewide property tax system; and
955 (v) the statewide property tax system and statewide web portals, including
956 intellectual property rights.

957 (c) The Division of Finance shall allocate money in the fund for the calendar year to the
958 fund manager:

- 959 (i) after the Division of Finance verifies the expenses are reasonable and comply with
960 Subsection (3); and
961 (ii) for revenue the Division of Finance receives after the Division of Finance verifies
962 the budget in accordance with Subsection (1)(c)(i), within 30 days after receipt of
963 the money.

964 (d) Subject to the requirements of this section, the fund manager shall have:

- 965 (i) sole authority to:
966 (A) determine expenditure of revenue the Division of Finance allocates to the fund
967 manager, including provision of property valuation services within counties;
968 and
969 (B) oversee the maintenance and enhancement of a statewide property tax system,
970 including statewide web portals, that meets the requirements of this section; and
971 (ii) control over the statewide property tax system and the statewide web portals to
972 develop, enhance, maintain, and implement.

973 (2) The [funds deposited into the Multicounty Appraisal Trust in accordance with Section
974 59-2-1602 shall be used to provide funding for] purpose for creating the fund is to
975 provide the counties with:

- 976 (a) a statewide property tax system that will promote:
977 (i) the accurate valuation of property;
978 (ii) the establishment and maintenance of uniform assessment levels among counties
979 within the state;
980 (iii) efficient administration of the property tax system, including the costs of
981 assessment, collection, and distribution of property taxes; and
982 (iv) the uniform filing of a signed statement a county assessor requests under Section

59-2-306, including implementation of a statewide electronic filing system; and
(b) property valuation services~~[-within the counties].~~

~~[(2)(a) An association representing at least two-thirds of the counties in the state shall
appoint a trustee.]~~

~~[(b) The trustee of the Multicounty Appraisal Trust shall:]~~

~~[(i) determine which projects to fund, including property valuation services within
counties; and]~~

~~[(ii) oversee the administration of a statewide property tax system that meets the
requirements of Subsection (1)(a).]~~

~~(3)(a) Subject to Subsection (3)(b), the trustee of the Multicounty Appraisal Trust may,
in order to promote the objectives described in Subsection (1), use funds deposited
into the Multicounty Appraisal Trust to hire one or more professional appraisers to
provide property valuation services within a county of the third, fourth, fifth, or sixth
class.]~~

~~[(b)] (a) The fund manager may spend money the Division of Finance allocates to the
fund manager only to:~~

~~(i) subject to Subsection (3)(b), hire one or more professional appraisers to provide
property valuation services within a county of the third, fourth, fifth, or sixth
class, as classified in Section 17-60-104;~~

~~(ii) perform the duties related to telecommunications service providers described in
Sections 59-2-306.5 and 59-2-307;~~

~~(iii) mediate factoring orders as required by Section 59-2-704;~~

~~(iv) coordinate with the commission to conduct a study to determine the need for
adjustment to the rate of the recovery fee as required by Section 59-2-2002; and~~

~~(v) perform the duties described in Subsections (2) and (6) through (8).~~

~~(b)(i) A professional appraiser hired to provide property valuation services under this
Subsection (3) shall[:]~~

~~[(i)] hold an appraiser's certificate or license from the Division of Real Estate in
accordance with Title 61, Chapter 2g, Real Estate Appraiser Licensing and
Certification Act[:and] .~~

~~[(ii) be approved by:~~

~~[(A) the commission; and]~~

~~[(B) an association representing two or more counties in the state.]]~~

~~(ii) The commission shall approve a professional appraiser before the fund manager~~

1017 hires the professional appraiser.

1018 (iii) The fund manager shall determine that hiring a professional appraiser to provide

1019 property valuation services promotes the objectives described in Subsection (2)(a)

1020 before hiring a professional appraiser.

1021 ~~[(4)(a) Except as provided in Subsection (4)(b), each county shall adopt the statewide~~

1022 ~~property tax system on or before January 1, 2026.]~~

1023 ~~[(b) A county is exempt from the requirement in Subsection (4)(a) if:]~~

1024 ~~[(i) the county utilizes a computer assisted property tax system for mass appraisal~~

1025 ~~other than the statewide property tax system;]~~

1026 ~~[(ii) the county demonstrates to the trustee of the Multicounty Appraisal Trust and to~~

1027 ~~the commission that the property tax system described in Subsection (4)(b)(i) is~~

1028 ~~interoperable with the statewide property tax system; and]~~

1029 ~~[(iii) the trustee of the Multicounty Appraisal Trust and the commission approve the~~

1030 ~~county's exemption from the requirement in Subsection (4)(a).]~~

1031 ~~[(c) The commission and an association that represents at least two-thirds of the counties~~

1032 ~~in the state shall assist any county adopting the statewide property tax system.]~~

1033 (4)(a) The statewide property tax system shall comply with rules the commission

1034 establishes in accordance with Title 63G, Chapter 3, Utah Administrative

1035 Rulemaking Act.

1036 (b) The fund manager, in conjunction with the commission, shall establish annual

1037 performance metrics for the development of the statewide property tax system.

1038 (5)(a) Except as described in Subsection (5)(b), each county shall adopt the statewide

1039 property tax system.

1040 (b) A county may adopt only part of the statewide property tax system or none of the

1041 system if the county demonstrates to the commission that:

1042 (i) the county uses a property tax system that includes a computer assisted mass

1043 appraisal system and comply with rules the commission establishes in accordance

1044 with Subsection (4)(a); and

1045 (ii) the county's overall system is able to exchange data with and make use of data

1046 received from the statewide property tax system.

1047 ~~[(5)] (6) [In order to promote the objectives described in Subsection (1), the trustee of the~~

1048 ~~Multicounty Appraisal Trust shall use funds deposited into the Multicounty Appraisal~~

1049 ~~Trust to:] To promote the objectives described in Subsection (2), the fund manager shall:~~

1050 (a) maintain and enhance the statewide property tax system in accordance with

Subsection (4);

(b) subject to Subsection [(6)] (7), develop and maintain a statewide web portal for uniform access to property characteristics and features relevant to the valuation of real property;

[(b)] (c) subject to Subsection [(7)] (8), develop and maintain a statewide web portal for the uniform electronic filing of an application to appeal the valuation or equalization of real property with a county board of equalization under Section 59-2-1004; and

[(e)] (d) assist counties with tracking and reporting appeals information to the commission as required by Section 59-2-1018.

[(6)] (7)(a) The statewide web portal for uniform access to property characteristics and features developed ~~[under]~~ in accordance with Subsection [(5)(a)] (6)(b) shall specify, at a minimum, ~~[specify]~~ the following property characteristics and features:

[(i) ~~property owner's name;~~]

[(ii)] (i) parcel or serial number;

[(iii)] (ii) situs address;

[(iv) ~~mailing address;~~]

[(v)] (iii) tax area;

[(vi)] (iv) the neighborhood;

[(vii)] (v) property type;

[(viii)] (vi) land type;

[(ix)] (vii) quality or condition;

[(x)] (viii) year of construction;

[(xi)] (ix) gross living area;

[(xii)] (x) acreage;

[(xiii)] (xi) market value; and

[(xiv)] (xii) taxable value.

(b) In developing the statewide web portal for uniform access to property characteristics and features under Subsection [(5)(a)] (6)(b), the ~~[Multicounty Appraisal Trust]~~ fund manager may link the statewide web portal to a web portal ~~[maintained by]~~ a county maintains for accessing property characteristics and features within the county if the ~~[Multicounty Appraisal Trust]~~ fund manager determines that the county web portal meets the requirements of Subsection [(6)(a)] (7)(a).

[(7)] (8) In developing the statewide web portal for the uniform electronic filing of appeal applications under Subsection [(5)(b)] (6)(c), the ~~[Multicounty Appraisal Trust]~~ fund

manager may link the statewide web portal to a web portal [~~maintained by~~] a county maintains for the uniform electronic filing of appeal applications if the [~~Multicounty Appraisal Trust~~] fund manager determines that the county web portal provides equivalent functions as the statewide web portal.

Section 14. Section **59-2-2001** is amended to read:

59-2-2001 (Effective 05/06/26) (Applies beginning 01/01/26). Definitions.

As used in this part:

(1)(a) "Fund manager" means the same as that term is defined in Section 59-2-1601.

(b) "Heavy equipment" means tangible personal property that:

- (i) is owned by a qualified rental business for purposes of renting;
- (ii) is utilized or designed for construction, earthmoving, or industrial operations; and
- (iii) is portable and transferable to the location in which the heavy equipment is used.

~~[(b)]~~ (c) "Heavy equipment" includes:

- (i) lift equipment;
- (ii) material handling equipment;
- (iii) cranes;
- (iv) pumps;
- (v) generators;
- (vi) compressors;
- (vii) portable power equipment;
- (viii) heating, ventilation, and air conditioning equipment;
- (ix) portable worksite offices and containers;
- (x) tank trailers; and
- (xi) self-propelled equipment.

~~[(2) "Multicounty Appraisal Trust" means the same as that term is defined in Section 59-2-1601.]~~

~~[(3)]~~ (2) "Qualified rental business" means a business entity located in this state:

(a) that is classified within one of the following NAICS codes of the 2022 North American Industry Classification System of the federal Executive Office of the President, Office of Management and Budget:

- (i) NAICS Code 532310, General Rental Centers; or
- (ii) NAICS Code 532412, Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing; and

(b) for which 51% or more of the business entity's total annual revenue is derived from

1119 the rental of heavy equipment.

1120 [(4)] (3) "Recovery fee" means the fee authorized in Subsection 59-2-2002(1).

1121 [(5)] (4) "Rental" means the same as the terms "lease" or "rental" are defined in Section
1122 59-12-102.

1123 [(6)] (5)(a) "Rental charge" means the amount charged to a renter by a qualified rental
1124 business for the rental of heavy equipment.

1125 (b) "Rental charge" does not include any additional charges separate from the actual cost
1126 of the rental transaction, including costs required for delivery, insurance, or a waiver
1127 of liability.

1128 [(7)] (6) "Renter" means the person to which a qualified rental business rents heavy
1129 equipment.

1130 Section 15. Section **59-2-2002** is amended to read:

1131 **59-2-2002 (Effective 05/06/26) (Applies beginning 01/01/26). Recovery fee for**
1132 **rental of heavy equipment -- Commission study and report.**

1133 (1) A qualified rental business may charge to a renter a fee in an amount equal to 1.5% of
1134 the rental charge for each item of heavy equipment rented in this state.

1135 (2) A recovery fee under Subsection (1):

1136 (a) shall be separately stated on the invoice or receipt for the rental transaction; and

1137 (b) is not subject to a sales and use tax under Chapter 12, Sales and Use Tax Act.

1138 (3) A qualified rental business may not charge a recovery fee to a renter that is a
1139 governmental entity as defined in Section 59-2-511.

1140 (4) Any amount of recovery fees collected by a qualified rental business during a calendar
1141 year shall be used as reimbursement for property taxes paid by the qualified rental
1142 business on heavy equipment in the same calendar year.

1143 (5)(a) The commission shall:

1144 (i) in coordination with county assessors and the [~~Multicounty Appraisal Trust~~] fund
1145 manager, conduct a study to determine the need for adjustment to the rate
1146 authorized under Subsection (1) for purposes of property tax reimbursement; and

1147 (ii) on or before September 30, 2027, provide to the Revenue and Taxation Interim
1148 Committee an electronic report of the results of the study required under
1149 Subsection (5)(a)(i), including any recommendations, based on information
1150 received by the commission, for legislative changes to the rate authorized under
1151 Subsection (1).

1152 (b) A county assessor or the [~~Multicounty Appraisal Trust~~] fund manager shall, upon

1153 request by the commission, provide to the commission any information necessary to
1154 complete the study required under Subsection (5)(a)(i).

1155 Section 16. Section **63I-1-259** is amended to read:

1156 **63I-1-259 (Effective 05/06/26) (Applies beginning 01/01/26). Repeal dates: Title**
1157 **59.**

1158 (1) Subsection 59-1-403(4)(aa), regarding a requirement for the State Tax Commission to
1159 inform the Department of Workforce Services whether an individual claimed a federal
1160 earned income tax credit, is repealed July 1, 2029.

1161 [~~(2) Section 59-2-1603, Allocation of money in the Property Tax Valuation Fund -- Use of~~
1162 ~~funds, is repealed July 1, 2030.~~]

1163 [~~(3)~~] (2) Section 59-5-304, Tax credit for mining exploration, is repealed July 1, 2037.

1164 [~~(4)~~] (3) Section 59-7-618.1, Tax credit related to alternative fuel heavy duty vehicles, is
1165 repealed July 1, 2029.

1166 [~~(5)~~] (4) Section 59-9-102.5, Offset for occupational health and safety related donations, is
1167 repealed December 31, 2030.

1168 [~~(6)~~] (5) Section 59-10-1033.1, Tax credit related to alternative fuel heavy duty vehicles, is
1169 repealed July 1, 2029.

1170 [~~(7)~~] (6) Subsection 59-28-103(5), regarding a tax rate on certain transactions that take place
1171 within a county of the first class, is repealed July 1, 2047.

1172 Section 17. Section **63N-3-602** is amended to read:

1173 **63N-3-602 (Effective 05/06/26). Definitions.**

1174 As used in this part:

1175 (1) "Affordable housing" means housing occupied or reserved for occupancy by households
1176 with a gross household income:

1177 (a) equal to or less than 80% of the county median gross income for households of the
1178 same size, in certain circumstances as provided in this part; or

1179 (b) equal to or less than 60% of the county median gross income for households of the
1180 same size, in certain circumstances as provided in this part.

1181 (2) "Agency" means the same as that term is defined in Section 17C-1-102.

1182 (3) "Base taxable value" means a property's taxable value as shown upon the assessment
1183 roll last equalized during the base year.

1184 (4) "Base year" means, for each property tax increment collection period triggered within a
1185 proposed housing and transit reinvestment zone or convention center reinvestment zone
1186 project area, the calendar year prior to the calendar year the property tax increment

begins to be collected for the parcels that are in a project that is triggered for that collection period.

(5) "Bus rapid transit" means a high-quality bus-based transit system that delivers fast and efficient service that may include dedicated lanes, busways, traffic signal priority, off-board fare collection, elevated platforms, and enhanced stations.

(6) "Bus rapid transit station" means an existing station, stop, or terminal, or a proposed station, stop, or terminal that is specifically identified as needed in phase one of a metropolitan planning organization's adopted long-range transportation plan and in phase one of the relevant public transit district's adopted long-range transit plan:

(a) along an existing bus rapid transit line; or

(b) along an extension to an existing bus rapid transit line or new bus rapid transit line.

(7) "Capital city" means the same as that term is defined in Section 17D-4-102.

(8)(a) "Commuter rail" means a regional passenger rail transit facility operated by a large public transit district.

(b) "Commuter rail" does not include a light-rail passenger rail facility of a large public transit district.

(9) "Commuter rail station" means an existing station, stop, or terminal, or a proposed station, stop, or terminal, which has been specifically identified as needed in phase one of a metropolitan planning organization's adopted long-range transportation plan and in phase one of the relevant public transit district's adopted long-range transit plan:

(a) along an existing commuter rail line;

(b) along an extension to an existing commuter rail line or new commuter rail line;

(c) along a fixed guideway extension from an existing commuter rail line; or

(d) at the landing point of a pedestrian bridge or vehicle bridge extending from an existing commuter rail station.

(10) "Convention center" means a convention center owned by a county of the first class within a city of the first class.

(11) "Convention center revitalization project" means a project within a city of the first class within a county of the first class for the revitalization, activation, and modernization of a convention center and the surrounding area, including projects meeting the objectives described in Section 63N-3-603.1.

(12) "Convention center reinvestment zone" means a convention center reinvestment zone created under this part.

(13)(a) "Developable area" means the portion of land within a housing and transit

reinvestment zone available for development and construction of business and residential uses.

(b) "Developable area" does not include portions of land within a housing and transit

reinvestment zone that are allocated to:

(i) parks;

(ii) recreation facilities;

(iii) open space;

(iv) trails;

(v) publicly-owned roadway facilities; or

(vi) other public facilities.

(14) "Dwelling unit" means one or more rooms arranged for the use of one or more individuals living together, as a single housekeeping unit normally having cooking, living, sanitary, and sleeping facilities.

(15) "Eligible municipality" means a city that:

(a)(i) is the county seat of a county of the first class; or

(ii) a city of the first class located in a county of the first class; and

(b) has a convention center within the boundary of the city.

(16) "Enhanced development" means the construction of mixed uses including housing, commercial uses, and related facilities.

(17) "Enhanced development costs" means extra costs associated with structured parking costs, vertical construction costs, horizontal construction costs, life safety costs, structural costs, conveyor or elevator costs, and other costs incurred due to the increased height of buildings or enhanced development.

(18) "First home investment zone" means the same as that term is defined in Section 63N-3-1601.

(19) "Fixed guideway" means the same as that term is defined in Section 59-12-102.

(20) "Horizontal construction costs" means the additional costs associated with earthwork, over excavation, utility work, transportation infrastructure, and landscaping to achieve enhanced development in the housing and transit reinvestment zone.

(21) "Housing and transit reinvestment zone" means a housing and transit reinvestment zone created pursuant to this part.

(22) "Housing and transit reinvestment zone committee" means a housing and transit reinvestment zone committee created pursuant to Section 63N-3-605.

(23) "Large public transit district" means the same as that term is defined in Section

1255 17B-2a-802.

1256 (24) "Light rail" means a passenger rail public transit system with right-of-way and fixed
1257 rails:

1258 (a) dedicated to exclusive use by light-rail public transit vehicles;

1259 (b) that may cross streets at grade; and

1260 (c) that may share parts of surface streets.

1261 (25) "Light rail station" means an existing station, stop, or terminal or a proposed station,
1262 stop, or terminal, which has been specifically identified as needed in phase one of a
1263 metropolitan planning organization's adopted long-range transportation plan and in
1264 phase one of the relevant public transit district's adopted long-range plan:

1265 (a) along an existing light rail line; or

1266 (b) along an extension to an existing light rail line or new light rail line.

1267 (26) "Metropolitan planning organization" means the same as that term is defined in
1268 Section 72-1-208.5.

1269 (27) "Mixed use development" means development with a mix of:

1270 (a) multi-family residential use; and

1271 (b) at least one additional land use, which shall be a significant part of the overall
1272 development.

1273 (28) "Municipality" means the same as that term is defined in Section 10-1-104.

1274 (29) "Participant" means the same as that term is defined in Section 17C-1-102.

1275 (30) "Participation agreement" means the same as that term is defined in Section 17C-1-102,
1276 except that the agency may not provide and the person may not receive a direct subsidy.

1277 (31) "Project" means a housing and transit reinvestment zone or convention center
1278 reinvestment zone created under this part.

1279 (32)(a) "Property tax increment" means the difference between:

1280 (i) the amount of property tax revenue generated each tax year by a taxing entity from
1281 the area within a housing and transit reinvestment zone or convention center
1282 reinvestment zone designated in the applicable reinvestment zone proposal as the
1283 area from which tax increment is to be collected, using the current assessed value
1284 and each taxing entity's current certified tax rate as defined in Section 59-2-924;
1285 and

1286 (ii) the amount of property tax revenue that would be generated from that same area
1287 using the base taxable value and each taxing entity's current certified tax rate as
1288 defined in Section 59-2-924.

(b) "Property tax increment" does not include property tax revenue from:

(i) a multicounty assessing and collecting levy described in [~~Subsection 59-2-1602(2)~~]

Section 59-2-1602;

(ii) a county additional property tax described in [~~Subsection 59-2-1602(4)~~] Section

59-2-1602; or

(iii) a public library fund levy described in Subsection 9-7-501(2).

(33) "Public transit county" means a county that has created a small public transit district.

(34) "Public transit hub" means a public transit depot or station where four or more routes serving separate parts of the county-created transit district stop to transfer riders between routes.

(35) "Sales and use tax base year" means:

(a) for a housing and transit reinvestment zone, a sales and use tax year determined by the first year pertaining to the tax imposed in Section 59-12-103 after the sales and use tax boundary for a housing and transit reinvestment zone is established; or

(b) for a convention center reinvestment zone, a sales and use tax year determined by the year specified in the approved proposal for a convention center reinvestment zone, pertaining to the taxes:

(i) imposed under Section 59-12-103;

(ii) imposed by a city of the first class in a county of the first class under Title 59, Chapter 12, Part 2, Local Sales and Use Tax Act;

(iii) imposed by a city of the first class in a county of the first class under Section 59-12-402.1;

(iv) imposed by a county of the first class under Section 59-12-1102; and

(v) imposed by a county of the first class under Title 59, Chapter 12, Part 22, Local Option Sales and Use Taxes for Transportation Act.

(36) "Sales and use tax boundary" means:

(a) for a housing and transit reinvestment zone, a boundary created as described in Section 63N-3-604, based on state sales and use tax collection boundaries that correspond as closely as reasonably practicable to the housing and transit reinvestment zone boundary; or

(b) for a convention center reinvestment zone, a boundary created as described in Section 63N-3-604.1, based on state sales and use tax collection boundaries that correspond as closely as reasonably practicable to the convention center reinvestment zone boundary.

(37) "Sales and use tax increment" means:

(a) for a housing and transit reinvestment zone, the difference between:

(i) the amount of state sales and use tax revenue generated each year following the sales and use tax base year by the sales and use tax from the area within a housing and transit reinvestment zone designated in the housing and transit reinvestment zone proposal as the area from which sales and use tax increment is to be collected; and

(ii) the amount of state sales and use tax revenue that was generated from that same area during the sales and use tax base year; or

(b) for a convention center reinvestment zone, the difference between:

(i) the amount of sales and use tax revenue generated each year following the sales and use tax base year by the sales and use tax from the area within a convention center reinvestment zone designated in the convention center reinvestment zone proposal as the area from which sales and use tax increment is to be collected; and

(ii) the amount of sales and use tax revenue that was generated from that same area during the sales and use tax base year.

(38) "Sales and use tax revenue" means:

(a) for a housing and transit reinvestment zone, revenue that is generated from the tax imposed under Section 59-12-103; or

(b) for a convention center reinvestment zone, revenue that is generated from:

(i) the sales and use taxes imposed under Section 59-12-103; and

(ii) the sales and use taxes:

(A) imposed by a city of the first class in a county of the first class under Title 59, Chapter 12, Part 2, Local Sales and Use Tax Act;

(B) imposed by a city of the first class in a county of the first class under Section 59-12-402.1;

(C) imposed by a county of the first class under Section 59-12-1102; and

(D) imposed by a county of the first class under Title 59, Chapter 12, Part 22, Local Option Sales and Use Taxes for Transportation Act.

(39) "Small public transit district" means the same as that term is defined in Section 17B-2a-802.

(40) "Tax Commission" means the State Tax Commission created in Section 59-1-201.

(41) "Taxing entity" means the same as that term is defined in Section 17C-1-102.

(42) "Vertical construction costs" means the additional costs associated with construction

above four stories and structured parking to achieve enhanced development in the housing and transit reinvestment zone.

Section 18. Section **63N-3-1601** is amended to read:

63N-3-1601 (Effective 05/06/26). Definitions.

(1) "Affordable housing" means:

(a) for homes that are not owner occupied, housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the county median gross income for households of the same size; or

(b)(i) for homes that are owner occupied, housing that is priced at 80% of the county median home price; or

(ii) for homes that are owner occupied, housing that is priced at 80% of the zip code median home price if:

(A) the proposal described in Section 63N-3-1603 demonstrates that a deviation from the county median home price will achieve the objectives described in Subsection 63N-3-1602(1); and

(B) the zip code median home price is based upon county property tax assessment data.

(2) "Agency" means the same as that term is defined in Section 17C-1-102.

(3) "Base taxable value" means the same as that term is defined in Section 63N-3-602.

(4) "Base year" means, for each tax increment collection period triggered within a proposed first home investment zone area, the calendar year prior to the calendar year the tax increment begins to be collected for those parcels triggered for that collection period.

(5)(a) "Developable area" means the portion of land within a first home investment zone available for development and construction of business and residential uses.

(b) "Developable area" does not include portions of land within a first home investment zone that are allocated to:

(i) parks;

(ii) recreation facilities;

(iii) open spaces;

(iv) trails;

(v) parking;

(vi) roadway facilities; or

(vii) other public facilities.

(6) "Dwelling unit" means the same as that term is defined in Section 63N-3-602.

- 1391 (7) "Extraterritorial home" means a dwelling unit that is included as part of the first home
1392 investment zone proposal that:
- 1393 (a) is located within the municipality proposing the first home investment zone but
1394 outside the boundary of the first home investment zone;
- 1395 (b) is part of a development with a density of at least six units per acre;
- 1396 (c) is not located within an existing housing and transit reinvestment zone or an area that
1397 could be included in a housing and transit reinvestment zone;
- 1398 (d) has not been issued a building permit by the municipality as of the date of the
1399 approval of the first home investment zone; and
- 1400 (e) is required to be owner occupied for no less than 25 years.
- 1401 (8) "First home investment zone" means a first home investment zone created in accordance
1402 with this part.
- 1403 (9) "Home" means a dwelling unit.
- 1404 (10) "Housing and transit reinvestment zone" means the same as that term is defined in
1405 Section 63N-3-602.
- 1406 (11) "Housing and transit reinvestment zone committee" means the housing and transit
1407 reinvestment zone committee described in Section 63N-3-605.
- 1408 (12) "Metropolitan planning organization" means the same as that term is defined in
1409 Section 72-1-208.5.
- 1410 (13) "Mixed use development" means the same as that term is defined in Section [
1411 ~~63N-3-603~~] 63N-3-602.
- 1412 (14) "Moderate income housing plan" means the same as that term is defined in Section
1413 11-41-102.
- 1414 (15) "Municipality" means the same as that term is defined in Section 10-1-104.
- 1415 (16) "Owner occupied" means private real property that is:
- 1416 (a) used for a single-family residential purpose; and
- 1417 (b) required to be occupied by the owner of the real property for no less than 25 years.
- 1418 (17) "Project area" means the same as that term is defined in Section 17C-1-102.
- 1419 (18)(a) "Project improvements" means site improvements and facilities that are:
- 1420 (i) planned and designed to provide service for development resulting from a
1421 development activity;
- 1422 (ii) necessary for the use and convenience of the occupants or users of development
1423 resulting from a development activity; and
- 1424 (iii) not identified or reimbursed as a system improvement.

(b) "Project improvements" does not mean system improvements.

(19) "State Tax Commission" means the State Tax Commission created in Section 59-1-201.

(20)(a) "System improvements" means existing and future public facilities that are designed to provide services to service areas within the community at large.

(b) "System improvements" does not mean project improvements.

(21)(a) "Tax increment" means the difference between:

(i) the amount of property tax revenue generated each tax year by a taxing entity from the area within a first home investment zone designated in the first home investment zone proposal as the area from which tax increment is to be collected, using the current assessed value and each taxing entity's current certified tax rate as defined in Section 59-2-924; and

(ii) the amount of property tax revenue that would be generated from that same area using the base taxable value and each taxing entity's current certified tax rate as defined in Section 59-2-924.

(b) "Tax increment" does not include property tax revenue from[:] a multicounty assessing and collecting levy or a county additional property tax described in Section 59-2-1602.

~~[(i) a multicounty assessing and collecting levy described in Subsection 59-2-1602 (2); or]~~

~~[(ii) a county additional property tax described in Subsection 59-2-1602(4).]~~

(22) "Taxing entity" means the same as that term is defined in Section 17C-1-102.

(23) "Unencumbered annual community reinvestment agency revenue" means tax increment revenue received by the agency for purposes identified in Title 17C, Limited Purpose Local Government Entities - Community Reinvestment Agency Act, that:

(a) have not been designated or restricted for future qualified uses as approved by the agency board related to a specific project area; and

(b) do not have a date certain by which the tax increment revenues will be used.

Section 19. Section **63N-3-1701** is amended to read:

63N-3-1701 (Effective 05/06/26). Definitions.

As used in this part:

(1) "Base taxable value" means the taxable value of land within a qualified development zone as shown upon the assessment roll last equalized during the property tax base year.

(2) "Committee" means a major sporting event venue zone committee described in Section 63N-3-1706.

- 1459 (3) "Creating entity" means a municipality or a county.
- 1460 (4) "Impacted primary area" means the land outside a major sporting event venue zone but
1461 within one mile of the boundary of the major sporting event venue zone.
- 1462 (5)(a) "Major sporting event venue" means a venue that has been or is proposed to be
1463 used for the Olympic Games, as confirmed by the Salt Lake City-Utah Committee for
1464 the Games, a site, arena, or facility along with supporting or adjacent structures [~~so~~
1465 ~~long as~~] if the expected expenditures to construct, demolish, reconstruct, modify,
1466 upgrade, or expand the site, arena, or facility exceeds \$100,000,000.
- 1467 (b) "Major sporting event venue" includes structures where an international competition
1468 or professional athletic event is not taking place directly but where media, athletes,
1469 spectators, organizers, and officials associated with the international competition or
1470 professional athletic event are hosted in direct connection with the international
1471 competition or professional athletic event taking place at a location described in
1472 Subsection (5)(a).
- 1473 (6) "Major sporting event venue zone" means the land, as described in a proposal to create a
1474 major sporting event venue zone or a proposal to amend a major sporting event venue
1475 zone, or as approved by a committee for a major sporting event venue zone, upon which
1476 there are one or more major sporting event venues.
- 1477 (7) "Major sporting event venue zone revenue" means all the revenue captured by a creating
1478 entity for an area described in a major sporting event venue zone and if applicable the
1479 secondary project area, including:
- 1480 (a) property tax increment;
- 1481 (b) if applicable, local sales and use tax increment;
- 1482 (c) if applicable, accommodations tax;
- 1483 (d) if applicable, transient room tax; and
- 1484 (e) if applicable, resort communities sales and use tax and additional resort communities
1485 sales and use tax.
- 1486 (8) "Property tax base year" means, for each property tax increment collection period
1487 triggered within a qualified development zone or a proposed qualified development
1488 zone, the calendar year before the calendar year in which the property tax increment
1489 begins to be collected for the parcels triggered for that collection period.
- 1490 (9)(a) "Property tax increment" means the difference between:
- 1491 (i) the amount of property tax revenue generated each tax year by a taxing entity
1492 within a qualified development zone, or proposed qualified development zone,

- 1493 from which property tax increment is to be collected, using the current assessed
1494 value and each taxing entity's current certified tax rate as defined in Section
1495 59-2-924; and
- 1496 (ii) the amount of property tax revenue that would be generated from the area
1497 described in Subsection (9)(a)(i) using the base taxable value and each taxing
1498 entity's current certified tax rate as defined in Section 59-2-924.
- 1499 (b) "Property tax increment" does not include property tax revenue from~~[:]~~ a
1500 multicounty assessing and collecting levy or a county additional property tax
1501 described in Section 59-2-1602.
- 1502 ~~[(i) a multicounty assessing and collecting levy described in Subsection 59-2-1602(2);~~
1503 ~~or]~~
- 1504 ~~[(ii) a county additional property tax described in Subsection 59-2-1602(4).]~~
- 1505 (10) "Proposal" means a document, physical or electronic, developed by a creating entity:
- 1506 (a) outlining the need for a major sporting event venue zone;
- 1507 (b) describing the impacted primary area of a proposed major sporting event venue zone;
- 1508 (c) describing the proposed secondary project area of a proposed major sporting event
1509 venue zone, if any; and
- 1510 (d) submitted to a major sporting event venue zone committee.
- 1511 (11) "Qualified development zone" means the property within a major sporting event venue
1512 zone, and, if applicable, the secondary project area, as approved by the committee as
1513 described in this part.
- 1514 (12) "Sales and use tax base year" means a sales and use tax year determined by the first
1515 year pertaining to the tax imposed in Section 59-12-103 after the sales and use tax
1516 boundary for a major sporting event venue zone is established.
- 1517 (13)(a) "Sales and use tax boundary" means a boundary established as described in
1518 Sections 63N-3-1707 and 63N-3-1710, based on sales and use tax collection that
1519 corresponds as closely as reasonably practicable to the boundary of the major
1520 sporting event venue zone.
- 1521 (b) "Sales and use tax boundary" does not include land described in a secondary project
1522 area.
- 1523 (14) "Sales and use tax increment" means the difference between:
- 1524 (a) the amount of local sales and use tax revenue generated each year following the sales
1525 and use tax base year by the local sales and use tax from the area within a sales and
1526 use tax boundary from which local sales and use tax increment is to be collected; and

(b) the amount of local sales and use tax revenue that was generated from within the sales and use tax boundary during the sales and use tax base year.

(15)(a) "Secondary project area" means land, as described in a proposal to create a major sporting event venue zone or a proposal to amend a major sporting event venue zone, or as approved by a committee for a major sporting event venue zone:

(i) located in the same jurisdiction as the creating entity for the major sporting event venue zone;

(ii) located no more than two miles from the boundary of the major sporting event venue zone;

(iii) connected to a major sporting event venue zone by a transportation system; and

(iv) not exceeding 50 acres.

(b) "Secondary project area" may include:

(i) land that is not contiguous to the major sporting event venue zone, if the land designated in the secondary project area is the only or primary point of transit by which an individual may begin to access the major sporting event venue zone; and

(ii) the land on which a connecting transportation system sits if the transportation system requires infrastructure that is permanently affixed to the land.

(16) "Transportation system" means:

(a) a street, alley, road, highway, pathway, or thoroughfares of any kind, including connected structures;

(b) an airport or aerial transit infrastructure;

(c) a public transit facility; or

(d) any other modes or form of conveyance used by the public.

Section 20. **Repealer.**

This bill repeals:

Section **59-2-1603, Allocation of money in the Property Tax Valuation Fund -- Use of funds.**

Section 21. **Effective Date.**

This bill takes effect May 6, 2026.

Section 22. **Retrospective operation.**

The actions affecting the following sections have retrospective operation to January 1, 2026:

(1) Section 59-2-306.5;

(2) Section 59-2-307;

- 1561 (3) Section 59-2-308;
- 1562 (4) Section 59-2-704;
- 1563 (5) Section 59-2-919.1 (Superseded 07/01/26);
- 1564 (6) Section 59-2-924.2;
- 1565 (7) Section 59-2-1601;
- 1566 (8) Section 59-2-1602;
- 1567 (9) Section 59-2-1603;
- 1568 (10) Section 59-2-1605;
- 1569 (11) Section 59-2-1606;
- 1570 (12) Section 59-2-2001;
- 1571 (13) Section 59-2-2002; and
- 1572 (14) Section 63I-2-259.