

1 **Multicounty Appraisal Trust Amendments**

2026 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Wayne A. Harper**

House Sponsor:

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**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:**27 **AMENDS:**

28 **10-21-101 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,

29 First Special Session, Chapter 15

30 **17-80-101 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,

31       First Special Session, Chapter 14

32       **59-2-306.5 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws  
33       of Utah 2024, Chapter 315

34       **59-2-307 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws of  
35       Utah 2022, Chapter 239

36       **59-2-308 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws of  
37       Utah 2022, Chapter 239

38       **59-2-704 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws of  
39       Utah 2025, Chapter 337

40       **59-2-919.1 (Effective 05/06/26) (Superseded 07/01/26) (Applies beginning 01/01/26)**, as  
41       last amended by Laws of Utah 2025, Chapter 518

42       **59-2-919.1 (Effective 07/01/26)**, as last amended by Laws of Utah 2025, Chapter 518

43       **59-2-924.2 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws  
44       of Utah 2025, Chapter 29

45       **59-2-1601 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws  
46       of Utah 2024, Chapter 263

47       **59-2-1602 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws  
48       of Utah 2025, Chapters 337, 484

49       **59-2-1605 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws  
50       of Utah 2014, Chapter 270

51       **59-2-1606 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws  
52       of Utah 2025, Chapter 337

53       **59-2-2001 (Effective 05/06/26) (Applies beginning 01/01/26)**, as enacted by Laws of  
54       Utah 2025, Chapter 432

55       **59-2-2002 (Effective 05/06/26) (Applies beginning 01/01/26)**, as enacted by Laws of  
56       Utah 2025, Chapter 432

57       **63I-1-259 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws  
58       of Utah 2025, Chapter 270

59       **63N-3-602 (Effective 05/06/26)**, as last amended by Laws of Utah 2025, Chapter 29

60       **63N-3-1601 (Effective 05/06/26)**, as last amended by Laws of Utah 2025, Chapter 440

61       **63N-3-1701 (Effective 05/06/26)**, as enacted by Laws of Utah 2025, Chapter 495

62       REPEALS:

63       **59-2-1603 (Effective 05/06/26) (Repealed 07/01/30)**, as last amended by Laws of Utah  
64       2022, Chapter 451

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

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

67       **10-21-101 (Effective 05/06/26). Definitions.**

68       As used in this part:

69       (1) "Affordable housing" means housing offered for sale at 80% or less of the median  
70            county home price for housing of that type.

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

72       (3) "Applicable metropolitan planning organization" means the metropolitan planning  
73            organization that has jurisdiction over the area in which a fixed guideway public transit  
74            station is located.

75       (4) "Applicable public transit district" means the public transit district, as defined in Section  
76            17B-2a-802, of which a fixed guideway public transit station is included.

77       (5) "Base taxable value" means a property's taxable value as shown upon the assessment  
78            roll last equalized during the base year.

79       (6) "Base year" means, for a proposed home ownership promotion zone area, a year  
80            beginning the first day of the calendar quarter determined by the last equalized tax roll  
81            before the adoption of the home ownership promotion zone.

82       (7) "Division" means the Housing and Community Development Division within the  
83            Department of Workforce Services.

84       (8) "Existing fixed guideway public transit station" means a fixed guideway public transit  
85            station for which construction begins before June 1, 2022.

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

87       (10) "Home ownership promotion zone" means a home ownership promotion zone created  
88            in accordance with this part.

89       (11) "Implementation plan" means the implementation plan adopted as part of the moderate  
90            income housing element of a specified municipality's general plan as provided in  
91            Subsection 10-21-201(4).

92       (12) "Initial report" or "initial moderate income housing report" means the one-time report  
93            described in Subsection 10-21-202(1).

94       (13) "Internal accessory dwelling unit" means an accessory dwelling unit created:  
95            (a) within a primary dwelling;  
96            (b) within the footprint of the primary dwelling described in Subsection (13)(a) at the  
97            time the internal accessory dwelling unit is created; and

99 (c) for the purpose of offering a long-term rental of 30 consecutive days or longer.

100 (14) "Moderate income housing strategy" means a strategy described in Subsection  
101 10-21-201(3)(a)(iii).

102 (15) "New fixed guideway public transit station" means a fixed guideway public transit  
103 station for which construction begins on or after June 1, 2022.

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

105 (17) "Participation agreement" means the same as that term is defined in Section 17C-1-102.

106 (18)(a) "Primary dwelling" means a single-family dwelling that:

107 (i) is detached; and

108 (ii) is occupied as the primary residence of the owner of record.

109 (b) "Primary dwelling" includes a garage if the garage:

110 (i) is a habitable space; and

111 (ii) is connected to the primary dwelling by a common wall.

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

113 (20) "Qualifying land use petition" means a petition:

114 (a) that involves land located within a station area for an existing public transit station  
115 that provides rail services;

116 (b) that involves land located within a station area for which the municipality has not yet  
117 satisfied the requirements of Subsection 10-21-203(1)(a);

118 (c) that proposes the development of an area greater than five contiguous acres, with no  
119 less than 51% of the acreage within the station area;

120 (d) that would require the municipality to amend the municipality's general plan or  
121 change a zoning designation for the land use application to be approved;

122 (e) that would require a higher density than the density currently allowed by the  
123 municipality;

124 (f) that proposes the construction of new residential units, at least 10% of which are  
125 dedicated to moderate income housing; and

126 (g) for which the land use applicant requests the municipality to initiate the process of  
127 satisfying the requirements of Subsection 10-21-203(1)(a) for the station area in  
128 which the development is proposed, subject to Subsection 10-21-203(2)(d).

129 (21) "Report" means an initial report or a subsequent progress report.

130 (22) "Specified municipality" means:

131 (a) a city of the first, second, third, or fourth class; or

132 (b) a city of the fifth class with a population of 5,000 or more, if the city is located

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

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

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

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

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

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

147 (25) "Subsequent progress report" means the annual report described in Subsection  
148 10-21-202(2).

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

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

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

152 (i) the amount of property tax revenue generated each tax year by a taxing entity from  
153 the area within a home ownership promotion zone, using the current assessed  
154 value and each taxing entity's current certified tax rate as defined in Section  
155 59-2-924; and  
156 (ii) the amount of property tax revenue that would be generated from that same area  
157 using the base taxable value and each taxing entity's current certified tax rate as  
158 defined in Section 59-2-924.

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

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

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

166 **17-80-101 (Effective 05/06/26). Definitions.**

167        As used in this part:

168        (1) "Affordable housing" means housing offered for sale at 80% or less of the median  
169            county home price for housing of that type.

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

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

173        (4) "Base year" means, for a proposed home ownership promotion zone area, a year  
174            beginning the first day of the calendar quarter determined by the last equalized tax roll  
175            before the adoption of the home ownership promotion zone.

176        (5) "Division" means the Housing and Community Development Division within the  
177            Department of Workforce Services.

178        (6) "Home ownership promotion zone" means a home ownership promotion zone created in  
179            accordance with this part.

180        (7) "Implementation plan" means the implementation plan adopted as part of the moderate  
181            income housing element of a specified county's general plan.

182        (8) "Initial report" means the one-time moderate income housing report described in  
183            Subsection 17-80-202(1).

184        (9) "Internal accessory dwelling unit" means an accessory dwelling unit created:  
185            (a) within a primary dwelling;  
186            (b) within the footprint of the detached primary dwelling at the time the internal  
187                accessory dwelling unit is created; and  
188            (c) for the purpose of offering a long-term rental of 30 consecutive days or longer.

189        (10) "Moderate income housing strategy" means a strategy described in Section 17-80-201.

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

191        (12) "Participation agreement" means the same as that term is defined in Section 17C-1-102.

192        (13)(a) "Primary dwelling" means a single-family dwelling that:  
193            (i) is detached; and  
194            (ii) is occupied as the primary residence of the owner of record.

195        (b) "Primary dwelling" includes a garage if the garage:  
196            (i) is a habitable space; and  
197            (ii) is connected to the primary dwelling by a common wall.

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

199        (15) "Report" means an initial report or a subsequent report described in Section 17-80-202.

200        (16) "Specified county" means a county of the first, second, or third class, which has a

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

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

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

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

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

207 (i) the amount of property tax revenue generated each tax year by a taxing entity from  
208 the area within a home ownership promotion zone, using the current assessed  
209 value and each taxing entity's current certified tax rate as defined in Section  
210 59-2-924; and

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

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

216 [(:) a multicounty assessing and collecting levy described in Subsection 59-2-1602(2);  
217 or]

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

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

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

221 **59-2-306.5 (Effective 05/06/26) (Applies beginning 01/01/26). Valuation of**  
222 **personal property of telecommunications service provider -- Reporting information to**  
223 **counties.**

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

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

230 (3) The signed statement:

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

233 [(:) each year; and]

234 [(:) if requested, on or before January 31;]

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

238 (i) by county and by tax area; and  
239 (ii) for the tax year that began on January 1; and

240 (c) shall be submitted:

241 (i) annually on or before March 31; and  
242 (ii) electronically in a form [approved by] the commission approves.

243 (4)(a) Except where an estimate is made in accordance with Subsection 59-2-307[  
244 (3)(b)(i)(C)] (4)(b)(i)(C), the [Multieounty Appraisal Trust] fund manager shall value  
245 each item of personal property of a telecommunications service provider according to  
246 the personal property valuation guides and schedules [established by] the commission  
247 establishes.

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

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

252 (B) the telecommunications service provider may file an amended signed  
253 statement with the [Multieounty Appraisal Trust] fund manager regarding the  
254 items agreed to by the [Multieounty Appraisal Trust] fund manager and the  
255 telecommunications service provider.

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

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

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

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

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

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

269 (i) July 30 of the year the [Multicounty Appraisal Trust] fund manager requests a  
270 statement described in Subsection (3)(a); or  
271 (ii) 60 days after mailing of a tax notice.

272 (5) The [Multicounty Appraisal Trust] fund manager shall forward to each county  
273 information about the total value of personal property of each telecommunications  
274 service provider within the county.

275 (6) If a signed statement filed in accordance with this section discloses real property, the [  
276 Multicounty Appraisal Trust] fund manager shall send a copy of the signed statement to  
277 the county in which the property is located.

278 Section 4. Section **59-2-307** is amended to read:

279 **59-2-307 (Effective 05/06/26) (Applies beginning 01/01/26). Refusal by taxpayer**  
280 **to file signed statement -- Estimation of value -- Penalty.**

281 (1) As used in this section, "fund manager" means the same as that term is defined in  
282 Section 59-2-1601.

283 [(a)] (2)(a) Each person that fails to file the signed statement required by Section  
284 59-2-306 or Section 59-2-306.5, fails to file the signed statement with respect to  
285 name and place of residence, or fails to appear and testify when requested by the  
286 county assessor[,] shall pay a penalty equal to 10% of the estimated tax due, but not  
287 less than \$25 for each failure to file a signed and completed statement.

288 (b) The [Multicounty Appraisal Trust] fund manager shall notify the county assessor of a  
289 telecommunications service provider's failure to file the signed statement.

290 (c) The county assessor shall collect each penalty under Subsection [(1)(a)] (2)(a) in the  
291 manner provided by Sections 59-2-1302 and 59-2-1303, except as otherwise provided  
292 for in this section, or by a judicial proceeding brought in the name of the county  
293 assessor.

294 (d) The county assessor shall pay all money recovered under this section into the county  
295 treasury.

296 [(2)] (3)(a) Upon a showing of reasonable cause, a county may waive or reduce a penalty  
297 imposed under Subsection [(1)(a)] (2)(a).

298 (b)(i) Except as provided in Subsection [(2)(b)(ii)] (3)(b)(ii), a county assessor may  
299 impose a penalty under Subsection [(1)(a)] (2)(a) on or after May 16 of the year  
300 the county assessor requests the statement described in Section 59-2-306 or is due  
301 under Section 59-2-306.5.

302 (ii) A county assessor may not impose a penalty under Subsection [(1)(a)] (2)(a) until

303                   30 days after the postmark date of mailing of a subsequent notice if the signed  
304                   statement described in Section 59-2-306 is requested:

305                   (A) on or after March 16; or  
306                   (B) by a county assessor of a county of the first class, as classified in Section  
307                   17-60-104.

308                   [(3)] (4)(a) If an owner neglects or refuses to file a signed statement [requested by an  
309                   assessor] as required under Section 59-2-306 after the county assessor makes a  
310                   request:

311                   (i) the county assessor shall:

312                   (A) make a record of the failure to file; and  
313                   (B) make an estimate of the value of the property of the owner based on known  
314                   facts and circumstances; and

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

316                   (A) shall make a subsequent request by mail for the signed statement, informing  
317                   the owner of the consequences of not filing a signed statement; and  
318                   (B) may impose a fee for the actual and necessary expenses of the mailing under  
319                   Subsection [(3)(a)(ii)(A)] (4)(a).

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

323                   (A) a record of the failure to file;  
324                   (B) a request by mail for the signed statement, informing the telecommunications  
325                   service provider of the consequences of not filing a signed statement; and  
326                   (C) an estimate of the value of the personal property of the telecommunications  
327                   service provider based on known facts and circumstances.

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

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

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

335                   **59-2-308 (Effective 05/06/26) (Applies beginning 01/01/26). Assessment in name**  
336                   **of representative -- Assessment of property of decedents -- Assessment of property in**

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

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

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

354         **59-2-704 (Effective 05/06/26) (Applies beginning 01/01/26). Assessment studies --**

355         **Sharing of data -- Factoring assessment rates -- Rulemaking.**

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

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

374 (4) If a county fails to implement factoring [ordered] the commission orders under  
375 Subsection (2), the commission shall:  
376 (a) implement the factoring; and  
377 (b) charge an amount equal to the reasonable implementation costs of the factoring to  
378 that county.

379 (5) If a county disputes the factoring ordered under Subsection (2), [the matter may be  
380 mediated by the Multicounty Appraisal Trust] the fund manager, as defined in Section  
381 59-2-1601, may mediate the matter.

382 (6)(a) The commission may change the factor for any county which, after a hearing  
383 before the commission, establishes that the factor should properly be set at a different  
384 level for that county.  
385 (b) The commission shall establish the method, procedure, and timetable for the hearings  
386 authorized under this section, including access to information to ensure a fair hearing.

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

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

390 **59-2-919.1 (Effective 05/06/26) (Superseded 07/01/26) (Applies beginning 01/01/26).**

391 **Notice of property valuation and tax changes.**

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

396 (2) The notice described in Subsection (1) shall:  
397 (a) except as provided in Subsection (5), be sent to all owners of real property by mail  
398 10 or more days before the day on which:  
399 (i) the county board of equalization meets; and  
400 (ii) the taxing entity holds a public hearing on the proposed increase in the certified  
401 tax rate;  
402 (b) be on a form that[is]:  
403 (i) [approved by] the commission approves; and  
404 (ii) is uniform in content in all counties in the state; and

405 (c) contain for each property:

406 (i) the assessor's determination of the value of the property;

407 (ii) the taxable value of the property;

408 (iii) for property assessed by the county assessor:

409 (A) instructions on how the taxpayer may file an application with the county

410 board of equalization to appeal the valuation or equalization of the property

411 under Section 59-2-1004, including instructions for filing an application

412 through electronic means; and

413 (B) the deadline for the taxpayer to make an application to appeal the valuation or

414 equalization of the property under Section 59-2-1004;

415 (iv) for property assessed by the commission:

416 (A) instructions on how the taxpayer may file an application with the commission

417 for a hearing on an objection to the valuation or equalization of the property

418 under Section 59-2-1007;

419 (B) the deadline for the taxpayer to apply to the commission for a hearing on an

420 objection to the valuation or equalization of the property under Section

421 59-2-1007; and

422 (C) a statement that the taxpayer may not appeal the valuation or equalization of

423 the property to the county board of equalization;

424 (v) itemized tax information for all applicable taxing entities, including:

425 (A) the dollar amount of the taxpayer's tax liability for the property in the prior

426 year; and

427 (B) the dollar amount of the taxpayer's tax liability under the current rate;

428 (vi) the following, stated separately:

429 (A) the charter school levy described in Section 53F-2-703;

430 (B) the multicounty assessing and collecting levy described in [Subsektion

431 59-2-1602(2)] Section 59-2-1602;

432 (C) the county assessing and collecting levy described in [Subsektion 59-2-1602(4)]

433 Section 59-2-1602;

434 (D) levies for debt service voted on by the public;

435 (E) levies imposed for special purposes under Section 10-6-133.4;

436 (F) the combined basic rate as defined in Section 53F-2-301; and

437 (G) if applicable, the annual payment described in Subsection 63H-1-501(4)(a);

438 (vii) the tax impact on the property;

439 (viii) the date, time, and place of the required public hearing for each entity;

440 (ix) property tax information pertaining to:

441 (A) taxpayer relief; and

442 (B) the residential exemption described in Section 59-2-103;

443 (x) information specifically authorized to be included on the notice under this chapter;

444 (xi) the last property review date of the property as [described in Subsection

445 59-2-303.1(1)(e)] defined in Section 59-2-303.1;

446 (xii) instructions on how the taxpayer may obtain additional information regarding

447 the valuation of the property, including the characteristics and features of the

448 property, from:

449 (A) a website maintained by the county; or

450 (B) the statewide web portal developed and maintained [by the Multicounty

451 Appraisal Trust under] in accordance with Subsection [59-2-1606(5)(a)]

452 59-2-1606(7)(a) for uniform access to property characteristics and features; and

453 (xiii) other information [approved by] the commission approves.

454 (3) If a taxing entity that is subject to the notice and hearing requirements of Subsection

455 59-2-919(4) proposes a tax increase, the notice described in Subsection (1) shall state, in

456 addition to the information required by Subsection (2):

457 (a) the dollar amount of the taxpayer's tax liability if the proposed increase is approved;

458 (b) the difference between the dollar amount of the taxpayer's tax liability if the

459 proposed increase is approved and the dollar amount of the taxpayer's tax liability

460 under the current rate, placed in close proximity to the information described in

461 Subsection (2)(c)(viii);

462 (c) the percentage increase that the dollar amount of the taxpayer's tax liability under the

463 proposed tax rate represents as compared to the dollar amount of the taxpayer's tax

464 liability under the current tax rate; and

465 (d) for each taxing entity proposing a tax increase, the dollar amount of additional ad

466 valorem tax revenue, as defined in Section 59-2-919, that would be generated each

467 year if the proposed tax increase is approved.

468 (4) In addition to any other tax relief information required under Subsection (2)(c)(ix)(A), a

469 notice sent to a residential property shall:

470 (a) state, "If you are 65 years old or older, disabled, or experiencing extreme hardship,

471 and this property is your primary residence, you may be eligible to defer payment of

472 this property tax."; and

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

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

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

483 (ii) If the county auditor cannot verify receipt of the notice sent by electronic means  
484 14 days or more before the county board of equalization meets and the taxing  
485 entity holds a public hearing on a proposed increase in the certified tax rate, the  
486 county auditor shall send the notice required by this section by mail as provided in  
487 Subsection (2).

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

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

492 (i) does not relieve a taxpayer of the duty to pay a tax due under this chapter on or  
493 before the due date for paying the tax; or  
494 (ii) does not alter the requirement that a taxpayer appealing the valuation or the  
495 equalization of the taxpayer's real property submit the application for appeal  
496 within the time period provided in Subsection 59-2-1004(3).

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

500 (i) the taxpayer revokes an election in accordance with Subsection (5)(c) to receive  
501 the notice required by this section by electronic means; or  
502 (ii) the county auditor finds that the taxpayer's electronic contact information is  
503 invalid.

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

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

508       **59-2-919.1 (Effective 07/01/26). Notice of property valuation and tax changes.**

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

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

514           (a) except as provided in Subsection (5), be sent to all owners of real property by mail  
515           10 or more days before the day on which:  
516            (i) the county board of equalization meets; and  
517            (ii) the taxing entity holds a public hearing on the proposed increase in the certified  
518            tax rate;

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

520            (i) ~~[approved by]~~ the commission approves; and  
521            (ii) is uniform in content in all counties in the state; and

522           (c) contain for each property:

523            (i) the assessor's determination of the value of the property;  
524            (ii) the taxable value of the property;  
525            (iii) for property assessed by the county assessor:

526              (A) instructions on how the taxpayer may file an application with the county  
527              board of equalization to appeal the valuation or equalization of the property  
528              under Section 59-2-1004, including instructions for filing an application  
529              through electronic means; and

530              (B) the deadline for the taxpayer to make an application to appeal the valuation or  
531              equalization of the property under Section 59-2-1004;

532              (iv) for property assessed by the commission:

533              (A) instructions on how the taxpayer may file an application with the commission  
534              for a hearing on an objection to the valuation or equalization of the property  
535              under Section 59-2-1007;

536              (B) the deadline for the taxpayer to apply to the commission for a hearing on an  
537              objection to the valuation or equalization of the property under Section  
538              59-2-1007; and

539              (C) a statement that the taxpayer may not appeal the valuation or equalization of  
540              the property to the county board of equalization;

541 (v) itemized tax information for all applicable taxing entities, including:

542 (A) the dollar amount of the taxpayer's tax liability for the property in the prior

543 year; and

544 (B) the dollar amount of the taxpayer's tax liability under the current rate;

545 (vi) the following, stated separately:

546 (A) the charter school levy described in Section 53F-2-703;

547 (B) the multicounty assessing and collecting levy described in Subsection [

548 ~~59-2-1602(2)~~ 59-2-1602;

549 (C) the county assessing and collecting levy described in Subsection [~~59-2-1602(4)~~]

550 59-2-1602;

551 (D) levies for debt service voted on by the public;

552 (E) levies imposed for special purposes under Section 10-6-133.4;

553 (F) the minimum basic tax rate as defined in Section 53F-2-301; and

554 (G) if applicable, the annual payment described in Subsection 63H-1-501(4)(a);

555 (vii) the tax impact on the property;

556 (viii) the date, time, and place of the required public hearing for each entity;

557 (ix) property tax information pertaining to:

558 (A) taxpayer relief; and

559 (B) the residential exemption described in Section 59-2-103;

560 (x) information specifically authorized to be included on the notice under this chapter;

561 (xi) the last property review date of the property as described in Subsection [

562 ~~59-2-303.1(1)(e)~~ 59-2-303.1;

563 (xii) instructions on how the taxpayer may obtain additional information regarding

564 the valuation of the property, including the characteristics and features of the

565 property, from:

566 (A) a website maintained by the county; or

567 (B) the statewide web portal developed and maintained [~~by the Multicounty~~

568 ~~Appraisal Trust under Subseetion 59-2-1606(5)(a)~~ in accordance with Section

569 59-2-1606(7)(a) for uniform access to property characteristics and features; and

570 (xiii) other information approved by the commission.

571 (3) If a taxing entity that is subject to the notice and hearing requirements of Subsection

572 59-2-919(4) proposes a tax increase, the notice described in Subsection (1) shall state, in

573 addition to the information required by Subsection (2):

574 (a) the dollar amount of the taxpayer's tax liability if the proposed increase is approved;

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

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

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

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

598 (b)(i) If a county auditor sends a notice required by this section by electronic means,  
599 the county auditor shall attempt to verify whether a taxpayer receives the notice.  
600 (ii) If the county auditor cannot verify receipt of the notice sent by electronic means  
601 14 days or more before the county board of equalization meets and the taxing  
602 entity holds a public hearing on a proposed increase in the certified tax rate, the  
603 county auditor shall send the notice required by this section by mail as provided in  
604 Subsection (2).

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

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

609 (i) does not relieve a taxpayer of the duty to pay a tax due under this chapter on or  
610 before the due date for paying the tax; or  
611 (ii) does not alter the requirement that a taxpayer appealing the valuation or the  
612 equalization of the taxpayer's real property submit the application for appeal  
613 within the time period provided in Subsection 59-2-1004(3).

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

617 (i) the taxpayer revokes an election in accordance with Subsection (5)(c) to receive  
618 the notice required by this section by electronic means; or  
619 (ii) the county auditor finds that the taxpayer's electronic contact information is  
620 invalid.

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

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

625 **59-2-924.2 (Effective 05/06/26) (Applies beginning 01/01/26). Adjustments to the  
626 calculation of a taxing entity's certified tax rate.**

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

628 (a) "Annexing county" means a county for which the unincorporated area is included  
629 within a public safety district by annexation.

630 (b) "Annexing municipality" means a municipality for which the area is included within  
631 a public safety district by annexation.

632 (c) "Certified tax rate" means a certified tax rate calculated in accordance with Section  
633 59-2-924.

634 (d) "Fire district" means a service area under Title 17B, Chapter 2a, Part 9, Service Area  
635 Act:

636 (i) created to provide fire protection, paramedic, and emergency services; and  
637 (ii) in the creation of which an election was not required under Subsection  
638 17B-1-214(3)(d).

639 (e) "Participating county" means a county for which the unincorporated area is included  
640 within a public safety district at the time of the creation of the public safety district.

641 (f) "Participating municipality" means a municipality for which the area is included  
642 within a public safety district at the time of the creation of the public safety district.

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

645 (i) created to provide law enforcement service; and  
646 (ii) in the creation of which an election was not required under Subsection  
647 17B-1-214(3)(d).

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

649 (i) "Public safety service" means:

650 (i) in the case of a public safety district that is a fire district, fire protection,  
651 paramedic, and emergency services; and  
652 (ii) in the case of a public safety district that is a police district, law enforcement  
653 service.

654 (2) [Beginning January 1, 1997, if] If a taxing entity receives increased [revenues] revenue  
655 from uniform fees on tangible personal property under Section 59-2-405, 59-2-405.1,  
656 59-2-405.2, 59-2-405.3, or 72-10-110.5 as a result of any county imposing a sales and  
657 use tax under Chapter 12, Part 11, County Option Sales and Use Tax, the taxing entity  
658 shall decrease [its] the taxing entity's certified tax rate to offset the increased [revenues]  
659 revenue.

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

663 (i) decreased on a one-time basis by the amount of the estimated sales and use tax  
664 revenue to be distributed to the county under Subsection 59-12-1102(4); and  
665 (ii) increased by the amount necessary to offset the county's reduction in revenue  
666 from uniform fees on tangible personal property under Section 59-2-405,  
667 59-2-405.1, 59-2-405.2, 59-2-405.3, or 72-10-110.5 as a result of the decrease in  
668 the certified tax rate under Subsection (3)(a)(i).

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

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

676 (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

711 public safety district by annexation.]

712 [(iii) "Equalized public safety protection tax rate" means the tax rate that results from:]

713 [(A) calculating, for each participating county and each participating municipality,  
714 the property tax revenue necessary:]

715 [(I) in the case of a fire district, to cover all of the costs associated with  
716 providing fire protection, paramedic, and emergency services:]

717 [(Aa) for a participating county, in the unincorporated area of the county;  
718 and]

719 [(Bb) for a participating municipality, in the municipality; or]

720 [(II) in the case of a police district, to cover all the costs:]

721 [(Aa) associated with providing law enforcement service:]

722 [(II) for a participating county, in the unincorporated area of the county;  
723 and]

724 [(III) for a participating municipality, in the municipality; and]

725 [(Bb) that the police district board designates as the costs to be funded by a  
726 property tax; and]

727 [(B) adding all the amounts calculated under Subsection (6)(a)(iii)(A) for all  
728 participating counties and all participating municipalities and then dividing that  
729 sum by the aggregate taxable value of the property, as adjusted in accordance  
730 with Section 59-2-913:]

731 [(I) for participating counties, in the unincorporated area of all participating  
732 counties; and]

733 [(II) for participating municipalities, in all the participating municipalities.]

734 [(iv) "Fire district" means a service area under Title 17B, Chapter 2a, Part 9, Service  
735 Area Act:]

736 [(A) created to provide fire protection, paramedic, and emergency services; and]

737 [(B) in the creation of which an election was not required under Subsection  
738 17B-1-214(3)(d).]

739 [(v) "Participating county" means a county whose unincorporated area is included  
740 within a public safety district at the time of the creation of the public safety  
741 district.]

742 [(vi) "Participating municipality" means a municipality whose area is included within  
743 a public safety district at the time of the creation of the public safety district.]

744 [(vii) "Police district" means a service area under Title 17B, Chapter 2a, Part 9,

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

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

747 [(B) in the creation of which an election was not required under Subsection  
748 17B-1-214(3)(d).]

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

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

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

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

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

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

763 (i) for public safety service; and

764 (ii) in:

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

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

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

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

773 (ii) each participating municipality and each annexing municipality for purposes of  
774 the municipality's tax limitation under Section 10-5-112, for a town, or Section  
775 10-6-133, for a city.

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

779 annexing entity's prior fiscal year if:

780 (i) the public safety district operates on a January 1 through December 31 fiscal year;  
781 (ii) the public safety district approves an annexation of an entity operating on a July 1  
782 through June 30 fiscal year; and  
783 (iii) the annexation described in Subsection [(6)(e)(ii)] (7)(d)(ii) takes effect on July 1.

784 [ (7) ] (8)(a) The base taxable value as defined in Section 17C-1-102 shall be reduced for  
785 any year to the extent necessary to provide a community reinvestment agency  
786 established under Title 17C, Limited Purpose Local Government Entities -  
787 Community Reinvestment Agency Act, with approximately the same amount of  
788 money the agency would have received without a reduction in the county's certified  
789 tax rate, calculated in accordance with Section 59-2-924, if:

790 (i) in that year there is a decrease in the certified tax rate under Subsection (2) or  
791 (3)(a);  
792 (ii) the amount of the decrease is more than 20% of the county's certified tax rate of  
793 the previous year; and  
794 (iii) the decrease results in a reduction of the amount to be paid to the agency under  
795 Section 17C-1-403 or 17C-1-404.

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

800 (i) in that year the base taxable value as defined in Section 17C-1-102 is reduced due  
801 to a decrease in the certified tax rate under Subsection (2) or (3)(a); and  
802 (ii) the certified tax rate of a city, school district, special district, or special service  
803 district increases independent of the adjustment to the taxable value of the base  
804 year.

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

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

813 assessing and collecting levy shall be adjusted by the amount necessary to offset:]  
814 [({i}) any change in the certified tax rate that may result from amendments to Part 16,  
815 Multicounty Assessing and Collecting Levy, in Laws of Utah 2014, Chapter 270,  
816 Section 3; and]  
817 [({ii}) the difference in the amount of revenue a taxing entity receives from or  
818 contributes to the Property Tax Valuation Fund, created in Section 59-2-1602, that  
819 may result from amendments to Part 16, Multicounty Assessing and Collecting  
820 Levy, in Laws of Utah 2014, Chapter 270, Section 3.]  
821 [({b}) A taxing entity is not required to comply with the notice and public hearing  
822 requirements in Section 59-2-919 for an adjustment to the county assessing and  
823 collecting levy described in Subsection (8)(a).]  
824 [({9}) If a taxing entity receives decreased revenues from uniform fees on tangible personal  
825 property under Section 59-2-405 as a result of any error in applying uniform fees to  
826 motor vehicle registration in the calendar year beginning on January 1, 2023, the  
827 commission may, for the calendar year beginning on January 1, 2024, increase the  
828 taxing entity's budgeted revenue to offset the decreased revenues.]

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

830 **59-2-1601 (Effective 05/06/26) (Applies beginning 01/01/26). Definitions.**

831 As used in this part:

832 [({1}) "County additional property tax" means the property tax levy described in Subsection  
833 59-2-1602(4).]

834 [({2}) (1) "Fund" means the Property Tax Valuation Fund created in Section [59-2-1602]  
835 59-2-1606.

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

838 [({3}) "Multicounty Appraisal Trust" means the Multicounty Appraisal Trust created by an  
839 agreement:]

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

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

842 [({4}) (3) "Multicounty assessing and collecting levy" means a property tax [levied] the  
843 counties levy in accordance with Subsection [59-2-1602(2)] 59-2-1602(1).

844 [({5}) (4)(a) "Property valuation service" means [any] a service or technology that  
845 promotes uniform assessment levels for the valuation of personal property and real  
846 property in accordance with Part 3, County Assessment.

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

850 [(6)] (5) "Statewide property tax system" means a computer assisted system for mass  
851 appraisal, equalization, collection, distribution, and administration related to property tax[  
852 ~~, created by the Multicounty Appraisal Trust in accordance with Section 59-2-1606~~].

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

854 **59-2-1602 (Effective 05/06/26) (Applies beginning 01/01/26). Statewide levy --**

855 **Additional county levy.**

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

857 [(b) The fund consists of:]

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

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

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

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

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

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

868 [(3)] (1)(a)(i) Each county shall impose annually a multicounty assessing and  
869 collecting levy.

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

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

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

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

877 (ii) in addition to and exempt from the maximum levies allowable under Section  
878 59-2-908; and

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

880 [(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)(e)(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

(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:

915 (A) the accurate valuation of property; and  
916 (B) the establishment and maintenance of uniform assessment levels within and  
917 among counties; and  
918 (iv) establish reappraisal programs that:  
919 (A) are adopted by a resolution or ordinance of the county legislative body; and  
920 (B) conform to rules the commission makes in accordance with Title 63G,  
921 Chapter 3, Utah Administrative Rulemaking Act.

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

923 **59-2-1605 (Effective 05/06/26) (Applies beginning 01/01/26). Accounting records  
924 for levies -- Records -- Report to Legislature, commission, Division of Finance.**

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

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

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

932 (a) a financial report that includes:

933 (i) the amount of revenue allocated to the fund manager for the current calendar year;  
934 (ii) a summary of the uses of the revenue during the current calendar year; and  
935 (iii) revenue received from licensing the statewide property tax system software; and

936 (b) a status report on:

937 (i) the development, enhancement, and implementation of the statewide property tax  
938 system and the statewide web portals described in Section 59-2-1606; and  
939 (ii) achievement of the performance metrics described in Section 59-2-1606.

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

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

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

945 **59-2-1606 (Effective 05/06/26) (Applies beginning 01/01/26). Property Tax  
946 Valuation Fund -- Statewide property tax system funding for counties -- Disbursements  
947 to the fund manager -- Use of funds.**

948 (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

983 59-2-306, including implementation of a statewide electronic filing system; and

984 (b) property valuation services[~~within the counties~~].

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

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

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

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

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

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

999 (i) subject to Subsection (3)(b), hire one or more professional appraisers to provide  
1000 property valuation services within a county of the third, fourth, fifth, or sixth  
1001 class, as classified in Section 17-60-104;

1002 (ii) perform the duties related to telecommunications service providers described in  
1003 Sections 59-2-306.5 and 59-2-307;

1004 (iii) mediate factoring orders as required by Section 59-2-704;

1005 (iv) coordinate with the commission to conduct a study to determine the need for  
1006 adjustment to the rate of the recovery fee as required by Section 59-2-2002; and

1007 (v) perform the duties described in Subsections (2) and (6) through (8).

1008 (b)(i) A professional appraiser hired to provide property valuation services under this  
1009 Subsection (3) shall[:]

1010 (i) hold an appraiser's certificate or license from the Division of Real Estate in  
1011 accordance with Title 61, Chapter 2g, Real Estate Appraiser Licensing and  
1012 Certification Act[; and].

1013 (ii) be approved by:]

1014 [(A) the commission; and]

1015 [(B) an association representing two or more counties in the state.]

1016 (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       [~~(e) 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;

(fb) (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

(fe) (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

1085 manager may link the statewide web portal to a web portal [maintained by] a county  
1086 maintains for the uniform electronic filing of appeal applications if the [Multicounty  
1087 Appraisal Trust] fund manager determines that the county web portal provides equivalent  
1088 functions as the statewide web portal.

1089 Section 14. Section **59-2-2001** is amended to read:

1090 **59-2-2001 (Effective 05/06/26) (Applies beginning 01/01/26). Definitions.**

1091 As used in this part:

1092 (1)(a) "Fund manager" means the same as that term is defined in Section 59-2-1601.

1093 (b) "Heavy equipment" means tangible personal property that:

1094 (i) is owned by a qualified rental business for purposes of renting;  
1095 (ii) is utilized or designed for construction, earthmoving, or industrial operations; and  
1096 (iii) is portable and transferable to the location in which the heavy equipment is used.

1097 [(b)] (c) "Heavy equipment" includes:

1098 (i) lift equipment;  
1099 (ii) material handling equipment;  
1100 (iii) cranes;  
1101 (iv) pumps;  
1102 (v) generators;  
1103 (vi) compressors;  
1104 (vii) portable power equipment;  
1105 (viii) heating, ventilation, and air conditioning equipment;  
1106 (ix) portable worksite offices and containers;  
1107 (x) tank trailers; and  
1108 (xi) self-propelled equipment.

1109 [(2) "Multicounty Appraisal Trust" means the same as that term is defined in Section  
1110 59-2-1601.]

1111 [(3)] (2) "Qualified rental business" means a business entity located in this state:

1112 (a) that is classified within one of the following NAICS codes of the 2022 North  
1113 American Industry Classification System of the federal Executive Office of the  
1114 President, Office of Management and Budget:

1115 (i) NAICS Code 532310, General Rental Centers; or  
1116 (ii) NAICS Code 532412, Construction, Mining, and Forestry Machinery and  
1117 Equipment Rental and Leasing; and

1118 (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

1187 begins to be collected for the parcels that are in a project that is triggered for that  
1188 collection period.

1189 (5) "Bus rapid transit" means a high-quality bus-based transit system that delivers fast and  
1190 efficient service that may include dedicated lanes, busways, traffic signal priority,  
1191 off-board fare collection, elevated platforms, and enhanced stations.

1192 (6) "Bus rapid transit station" means an existing station, stop, or terminal, or a proposed  
1193 station, stop, or terminal that is specifically identified as needed in phase one of a  
1194 metropolitan planning organization's adopted long-range transportation plan and in  
1195 phase one of the relevant public transit district's adopted long-range transit plan:

1196 (a) along an existing bus rapid transit line; or  
1197 (b) along an extension to an existing bus rapid transit line or new bus rapid transit line.

1198 (7) "Capital city" means the same as that term is defined in Section 17D-4-102.

1199 (8)(a) "Commuter rail" means a regional passenger rail transit facility operated by a  
1200 large public transit district.

1201 (b) "Commuter rail" does not include a light-rail passenger rail facility of a large public  
1202 transit district.

1203 (9) "Commuter rail station" means an existing station, stop, or terminal, or a proposed  
1204 station, stop, or terminal, which has been specifically identified as needed in phase one  
1205 of a metropolitan planning organization's adopted long-range transportation plan and in  
1206 phase one of the relevant public transit district's adopted long-range transit plan:

1207 (a) along an existing commuter rail line;  
1208 (b) along an extension to an existing commuter rail line or new commuter rail line;  
1209 (c) along a fixed guideway extension from an existing commuter rail line; or  
1210 (d) at the landing point of a pedestrian bridge or vehicle bridge extending from an  
1211 existing commuter rail station.

1212 (10) "Convention center" means a convention center owned by a county of the first class  
1213 within a city of the first class.

1214 (11) "Convention center revitalization project" means a project within a city of the first  
1215 class within a county of the first class for the revitalization, activation, and  
1216 modernization of a convention center and the surrounding area, including projects  
1217 meeting the objectives described in Section 63N-3-603.1.

1218 (12) "Convention center reinvestment zone" means a convention center reinvestment zone  
1219 created under this part.

1220 (13)(a) "Developable area" means the portion of land within a housing and transit

1221 reinvestment zone available for development and construction of business and  
1222 residential uses.

1223 (b) "Developable area" does not include portions of land within a housing and transit  
1224 reinvestment zone that are allocated to:

- 1225 (i) parks;
- 1226 (ii) recreation facilities;
- 1227 (iii) open space;
- 1228 (iv) trails;
- 1229 (v) publicly-owned roadway facilities; or
- 1230 (vi) other public facilities.

1231 (14) "Dwelling unit" means one or more rooms arranged for the use of one or more  
1232 individuals living together, as a single housekeeping unit normally having cooking,  
1233 living, sanitary, and sleeping facilities.

1234 (15) "Eligible municipality" means a city that:

- 1235 (a)(i) is the county seat of a county of the first class; or
- 1236 (ii) a city of the first class located in a county of the first class; and
- 1237 (b) has a convention center within the boundary of the city.

1238 (16) "Enhanced development" means the construction of mixed uses including housing,  
1239 commercial uses, and related facilities.

1240 (17) "Enhanced development costs" means extra costs associated with structured parking  
1241 costs, vertical construction costs, horizontal construction costs, life safety costs,  
1242 structural costs, conveyor or elevator costs, and other costs incurred due to the increased  
1243 height of buildings or enhanced development.

1244 (18) "First home investment zone" means the same as that term is defined in Section  
1245 63N-3-1601.

1246 (19) "Fixed guideway" means the same as that term is defined in Section 59-12-102.

1247 (20) "Horizontal construction costs" means the additional costs associated with earthwork,  
1248 over excavation, utility work, transportation infrastructure, and landscaping to achieve  
1249 enhanced development in the housing and transit reinvestment zone.

1250 (21) "Housing and transit reinvestment zone" means a housing and transit reinvestment  
1251 zone created pursuant to this part.

1252 (22) "Housing and transit reinvestment zone committee" means a housing and transit  
1253 reinvestment zone committee created pursuant to Section 63N-3-605.

1254 (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.

1289 (b) "Property tax increment" does not include property tax revenue from:

1290 (i) a multicounty assessing and collecting levy described in [Subsection 59-2-1602(2)]  
1291 Section 59-2-1602;

1292 (ii) a county additional property tax described in [Subsection 59-2-1602(4)] Section  
1293 59-2-1602; or

1294 (iii) a public library fund levy described in Subsection 9-7-501(2).

1295 (33) "Public transit county" means a county that has created a small public transit district.

1296 (34) "Public transit hub" means a public transit depot or station where four or more routes  
1297 serving separate parts of the county-created transit district stop to transfer riders between  
1298 routes.

1299 (35) "Sales and use tax base year" means:

1300 (a) for a housing and transit reinvestment zone, a sales and use tax year determined by  
1301 the first year pertaining to the tax imposed in Section 59-12-103 after the sales and  
1302 use tax boundary for a housing and transit reinvestment zone is established; or

1303 (b) for a convention center reinvestment zone, a sales and use tax year determined by the  
1304 year specified in the approved proposal for a convention center reinvestment zone,  
1305 pertaining to the taxes:

1306 (i) imposed under Section 59-12-103;

1307 (ii) imposed by a city of the first class in a county of the first class under Title 59,  
1308 Chapter 12, Part 2, Local Sales and Use Tax Act;

1309 (iii) imposed by a city of the first class in a county of the first class under Section  
1310 59-12-402.1;

1311 (iv) imposed by a county of the first class under Section 59-12-1102; and

1312 (v) imposed by a county of the first class under Title 59, Chapter 12, Part 22, Local  
1313 Option Sales and Use Taxes for Transportation Act.

1314 (36) "Sales and use tax boundary" means:

1315 (a) for a housing and transit reinvestment zone, a boundary created as described in  
1316 Section 63N-3-604, based on state sales and use tax collection boundaries that  
1317 correspond as closely as reasonably practicable to the housing and transit  
1318 reinvestment zone boundary; or

1319 (b) for a convention center reinvestment zone, a boundary created as described in  
1320 Section 63N-3-604.1, based on state sales and use tax collection boundaries that  
1321 correspond as closely as reasonably practicable to the convention center reinvestment  
1322 zone boundary.

1323 (37) "Sales and use tax increment" means:

1324 (a) for a housing and transit reinvestment zone, the difference between:

1325 (i) the amount of state sales and use tax revenue generated each year following the  
1326 sales and use tax base year by the sales and use tax from the area within a housing  
1327 and transit reinvestment zone designated in the housing and transit reinvestment  
1328 zone proposal as the area from which sales and use tax increment is to be  
1329 collected; and

1330 (ii) the amount of state sales and use tax revenue that was generated from that same  
1331 area during the sales and use tax base year; or

1332 (b) for a convention center reinvestment zone, the difference between:

1333 (i) the amount of sales and use tax revenue generated each year following the sales  
1334 and use tax base year by the sales and use tax from the area within a convention  
1335 center reinvestment zone designated in the convention center reinvestment zone  
1336 proposal as the area from which sales and use tax increment is to be collected; and

1337 (ii) the amount of sales and use tax revenue that was generated from that same area  
1338 during the sales and use tax base year.

1339 (38) "Sales and use tax revenue" means:

1340 (a) for a housing and transit reinvestment zone, revenue that is generated from the tax  
1341 imposed under Section 59-12-103; or

1342 (b) for a convention center reinvestment zone, revenue that is generated from:

1343 (i) the sales and use taxes imposed under Section 59-12-103; and

1344 (ii) the sales and use taxes:

1345 (A) imposed by a city of the first class in a county of the first class under Title 59,  
1346 Chapter 12, Part 2, Local Sales and Use Tax Act;

1347 (B) imposed by a city of the first class in a county of the first class under Section  
1348 59-12-402.1;

1349 (C) imposed by a county of the first class under Section 59-12-1102; and

1350 (D) imposed by a county of the first class under Title 59, Chapter 12, Part 22,  
1351 Local Option Sales and Use Taxes for Transportation Act.

1352 (39) "Small public transit district" means the same as that term is defined in Section  
1353 17B-2a-802.

1354 (40) "Tax Commission" means the State Tax Commission created in Section 59-1-201.

1355 (41) "Taxing entity" means the same as that term is defined in Section 17C-1-102.

1356 (42) "Vertical construction costs" means the additional costs associated with construction

1357 above four stories and structured parking to achieve enhanced development in the  
1358 housing and transit reinvestment zone.

1359 Section 18. Section **63N-3-1601** is amended to read:

1360 **63N-3-1601 (Effective 05/06/26). Definitions.**

1361 (1) "Affordable housing" means:

1362 (a) for homes that are not owner occupied, housing occupied or reserved for occupancy  
1363 by households with a gross household income equal to or less than 80% of the county  
1364 median gross income for households of the same size; or

1365 (b)(i) for homes that are owner occupied, housing that is priced at 80% of the county  
1366 median home price; or

1367 (ii) for homes that are owner occupied, housing that is priced at 80% of the zip code  
1368 median home price if:

1369 (A) the proposal described in Section 63N-3-1603 demonstrates that a deviation  
1370 from the county median home price will achieve the objectives described in  
1371 Subsection 63N-3-1602(1); and

1372 (B) the zip code median home price is based upon county property tax assessment  
1373 data.

1374 (2) "Agency" means the same as that term is defined in Section 17C-1-102.

1375 (3) "Base taxable value" means the same as that term is defined in Section 63N-3-602.

1376 (4) "Base year" means, for each tax increment collection period triggered within a proposed  
1377 first home investment zone area, the calendar year prior to the calendar year the tax  
1378 increment begins to be collected for those parcels triggered for that collection period.

1379 (5)(a) "Developable area" means the portion of land within a first home investment zone  
1380 available for development and construction of business and residential uses.

1381 (b) "Developable area" does not include portions of land within a first home investment  
1382 zone that are allocated to:

1383 (i) parks;

1384 (ii) recreation facilities;

1385 (iii) open spaces;

1386 (iv) trails;

1387 (v) parking;

1388 (vi) roadway facilities; or

1389 (vii) other public facilities.

1390 (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.

1425 (b) "Project improvements" does not mean system improvements.

1426 (19) "State Tax Commission" means the State Tax Commission created in Section 59-1-201.

1427 (20)(a) "System improvements" means existing and future public facilities that are  
1428 designed to provide services to service areas within the community at large.

1429 (b) "System improvements" does not mean project improvements.

1430 (21)(a) "Tax increment" means the difference between:

1431 (i) the amount of property tax revenue generated each tax year by a taxing entity from  
1432 the area within a first home investment zone designated in the first home  
1433 investment zone proposal as the area from which tax increment is to be collected,  
1434 using the current assessed value and each taxing entity's current certified tax rate  
1435 as defined in Section 59-2-924; and

1436 (ii) the amount of property tax revenue that would be generated from that same area  
1437 using the base taxable value and each taxing entity's current certified tax rate as  
1438 defined in Section 59-2-924.

1439 (b) "Tax increment" does not include property tax revenue from[:] a multicounty  
1440 assessing and collecting levy or a county additional property tax described in Section  
1441 59-2-1602.

1442 [(i) a multicounty assessing and collecting levy described in Subsection 59-2-1602  
1443 (2); or]

1444 [(ii) a county additional property tax described in Subsection 59-2-1602(4).]

1445 (22) "Taxing entity" means the same as that term is defined in Section 17C-1-102.

1446 (23) "Unencumbered annual community reinvestment agency revenue" means tax  
1447 increment revenue received by the agency for purposes identified in Title 17C, Limited  
1448 Purpose Local Government Entities - Community Reinvestment Agency Act, that:

1449 (a) have not been designated or restricted for future qualified uses as approved by the  
1450 agency board related to a specific project area; and

1451 (b) do not have a date certain by which the tax increment revenues will be used.

1452 Section 19. Section **63N-3-1701** is amended to read:

1453 **63N-3-1701 (Effective 05/06/26). Definitions.**

1454 As used in this part:

1455 (1) "Base taxable value" means the taxable value of land within a qualified development  
1456 zone as shown upon the assessment roll last equalized during the property tax base year.

1457 (2) "Committee" means a major sporting event venue zone committee described in Section  
1458 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 [~~(f) 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

1527 (b) the amount of local sales and use tax revenue that was generated from within the  
1528 sales and use tax boundary during the sales and use tax base year.

1529 (15)(a) "Secondary project area" means land, as described in a proposal to create a major  
1530 sporting event venue zone or a proposal to amend a major sporting event venue zone,  
1531 or as approved by a committee for a major sporting event venue zone:  
1532 (i) located in the same jurisdiction as the creating entity for the major sporting event  
1533 venue zone;  
1534 (ii) located no more than two miles from the boundary of the major sporting event  
1535 venue zone;  
1536 (iii) connected to a major sporting event venue zone by a transportation system; and  
1537 (iv) not exceeding 50 acres.

1538 (b) "Secondary project area" may include:  
1539 (i) land that is not contiguous to the major sporting event venue zone, if the land  
1540 designated in the secondary project area is the only or primary point of transit by  
1541 which an individual may begin to access the major sporting event venue zone; and  
1542 (ii) the land on which a connecting transportation system sits if the transportation  
1543 system requires infrastructure that is permanently affixed to the land.

1544 (16) "Transportation system" means:  
1545 (a) a street, alley, road, highway, pathway, or thoroughfares of any kind, including  
1546 connected structures;  
1547 (b) an airport or aerial transit infrastructure;  
1548 (c) a public transit facility; or  
1549 (d) any other modes or form of conveyance used by the public.

1550       Section 20. **Repealer.**

1551       This bill repeals:

1552       Section **59-2-1603, Allocation of money in the Property Tax Valuation Fund -- Use of**  
1553 **funds.**

1554       Section 21. **Effective Date.**

1555       This bill takes effect May 6, 2026.

1556       Section 22. **Retrospective operation.**

1557       The actions affecting the following sections have retrospective operation to January 1,  
1558 2026:

1559       (1) Section 59-2-306.5;  
1560       (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.