

Wayne A. Harper proposes the following substitute bill:

1 **Multicounty Appraisal Trust Amendments**

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Wayne A. Harper

House Sponsor: Steve Eliason

2 **LONG TITLE**

3 **General Description:**

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

5 **Highlighted Provisions:**

6 This bill:

7 ▶ transfers statutory responsibilities from the MCAT to a fund manager for:

8 • the statewide property tax system;

9 • valuation of personal property of telecommunications service providers;

10 • mediation of disputes about commission orders between the State Tax Commission

11 and a county; and

12 • participation in a study on the rate of a recovery fee for rentals of heavy equipment;

13 ▶ establishes the fund manager;

14 ▶ grants rulemaking authority to the State Tax Commission to establish the requirements for
15 the statewide property tax system;

16 ▶ provides accounting and reporting obligations on the fund manager;

17 ▶ provides the conditions for a county to opt out of use of the statewide property tax
18 system;

19 ▶ transfers existing MCAT real and personal property and unexpended revenue to the fund
20 manager; and

21 ▶ makes technical and conforming changes.

22 **Money Appropriated in this Bill:**

23 None

24 **Other Special Clauses:**

25 This bill provides a special effective date.

26 This bill provides retrospective operation.

27 **Utah Code Sections Affected:**

29 AMENDS:

30 **10-21-101 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,
31 First Special Session, Chapter 15
32 **17-80-101 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,
33 First Special Session, Chapter 14
34 **59-2-306.5 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws
35 of Utah 2024, Chapter 315
36 **59-2-307 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws of
37 Utah 2022, Chapter 239
38 **59-2-308 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws of
39 Utah 2022, Chapter 239
40 **59-2-704 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws of
41 Utah 2025, Chapter 337
42 **59-2-919.1 (Effective 05/06/26) (Superseded 07/01/26) (Applies beginning 01/01/26)**, as
43 last amended by Laws of Utah 2025, Chapter 518
44 **59-2-919.1 (Effective 07/01/26)**, as last amended by Laws of Utah 2025, Chapter 518
45 **59-2-924.2 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws
46 of Utah 2025, Chapter 29
47 **59-2-1601 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws
48 of Utah 2024, Chapter 263
49 **59-2-1602 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws
50 of Utah 2025, Chapters 337, 484
51 **59-2-1605 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws
52 of Utah 2014, Chapter 270
53 **59-2-1606 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws
54 of Utah 2025, Chapter 337
55 **59-2-2001 (Effective 05/06/26) (Applies beginning 01/01/26)**, as enacted by Laws of
56 Utah 2025, Chapter 432
57 **59-2-2002 (Effective 05/06/26) (Applies beginning 01/01/26)**, as enacted by Laws of
58 Utah 2025, Chapter 432
59 **63I-1-259 (Effective 05/06/26) (Applies beginning 01/01/26)**, as last amended by Laws
60 of Utah 2025, Chapter 270
61 **63N-3-602 (Effective 05/06/26)**, as last amended by Laws of Utah 2025, Chapter 29
62 **63N-3-1601 (Effective 05/06/26)**, as last amended by Laws of Utah 2025, Chapter 440

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

64 **REPEALS:**

65 **59-2-1603 (Effective 05/06/26) (Repealed 07/01/30)**, as last amended by Laws of Utah
66 2022, Chapter 451

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

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

70 **10-21-101 (Effective 05/06/26). Definitions.**

71 As used in this part:

- 72 (1) "Affordable housing" means housing offered for sale at 80% or less of the median
73 county home price for housing of that type.
- 74 (2) "Agency" means the same as that term is defined in Section 17C-1-102.
- 75 (3) "Applicable metropolitan planning organization" means the metropolitan planning
76 organization that has jurisdiction over the area in which a fixed guideway public transit
77 station is located.
- 78 (4) "Applicable public transit district" means the public transit district, as defined in Section
79 17B-2a-802, of which a fixed guideway public transit station is included.
- 80 (5) "Base taxable value" means a property's taxable value as shown upon the assessment
81 roll last equalized during the base year.
- 82 (6) "Base year" means, for a proposed home ownership promotion zone area, a year
83 beginning the first day of the calendar quarter determined by the last equalized tax roll
84 before the adoption of the home ownership promotion zone.
- 85 (7) "Division" means the Housing and Community Development Division within the
86 Department of Workforce Services.
- 87 (8) "Existing fixed guideway public transit station" means a fixed guideway public transit
88 station for which construction begins before June 1, 2022.
- 89 (9) "Fixed guideway" means the same as that term is defined in Section 59-12-102.
- 90 (10) "Home ownership promotion zone" means a home ownership promotion zone created
91 in accordance with this part.
- 92 (11) "Implementation plan" means the implementation plan adopted as part of the moderate
93 income housing element of a specified municipality's general plan as provided in
94 Subsection 10-21-201(4).
- 95 (12) "Initial report" or "initial moderate income housing report" means the one-time report
96 described in Subsection 10-21-202(1).

97 (13) "Internal accessory dwelling unit" means an accessory dwelling unit created:

98 (a) within a primary dwelling;

99 (b) within the footprint of the primary dwelling described in Subsection (13)(a) at the
100 time the internal accessory dwelling unit is created; and

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

102 (14) "Moderate income housing strategy" means a strategy described in Subsection
103 10-21-201(3)(a)(iii).

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

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

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

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

109 (i) is detached; and

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

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

112 (i) is a habitable space; and

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

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

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

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

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

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

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

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

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

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

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

132 (22) "Specified municipality" means:

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

134 (b) a city of the fifth class with a population of 5,000 or more, if the city is located
135 within a county of the first, second, or third class.

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

137 (i) for a fixed guideway public transit station that provides rail services, the area
138 within a one-half mile radius of the center of the fixed guideway public transit
139 station platform; or

140 (ii) for a fixed guideway public transit station that provides bus services only, the
141 area within a one-fourth mile radius of the center of the fixed guideway public
142 transit station platform.

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

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

146 (a) establishes a vision, and the actions needed to implement that vision, for the
147 development of land within a station area; and

148 (b) is developed and adopted in accordance with this section.

149 (25) "Subsequent progress report" means the annual report described in Subsection
150 10-21-202(2).

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

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

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

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

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

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

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

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

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

168 **17-80-101 (Effective 05/06/26). Definitions.**

169 As used in this part:

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

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

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

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

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

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

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

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

186 (9) "Internal accessory dwelling unit" means an accessory dwelling unit created:

187 (a) within a primary dwelling;

188 (b) within the footprint of the detached primary dwelling at the time the internal
189 accessory dwelling unit is created; and

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

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

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

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

194 (13)(a) "Primary dwelling" means a single-family dwelling that:

195 (i) is detached; and

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

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

198 (i) is a habitable space; and

- (ii) is connected to the primary dwelling by a common wall.
- (14) "Project improvements" means the same as that term is defined in Section 11-36a-102.
- (15) "Report" means an initial report or a subsequent report described in Section 17-80-202.
- (16) "Specified county" means a county of the first, second, or third class, which has a population of more than 5,000 in the county's unincorporated areas.
- (17) "Subsequent progress report" means the annual moderate income housing report described in Section 17-80-202.
- (18) "System improvements" means the same as that term is defined in Section 11-36a-102.
- (19) "Tax commission" means the State Tax Commission created in Section 59-1-201.
- (20)(a) "Tax increment" means the difference between:
 - (i) the amount of property tax revenue generated each tax year by a taxing entity from the area within a home ownership promotion zone, using the current assessed value and each taxing entity's current certified tax rate as defined in Section 59-2-924; and
 - (ii) the amount of property tax revenue that would be generated from that same area using the base taxable value and each taxing entity's current certified tax rate as defined in Section 59-2-924.
- (b) "Tax increment" does not include property revenue from[:] a multicounty assessing and collecting levy or a county additional property tax described in Section 59-2-1602.
 - [(i) a multicounty assessing and collecting levy described in Subsection 59-2-1602(2); or
 - [(ii) a county additional property tax described in Subsection 59-2-1602(4).]
- (21) "Taxing entity" means the same as that term is defined in Section 17C-1-102.

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

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

- (1) As used in this section, ["Multicounty Appraisal Trust"] "fund manager" means the same as that term is defined in Section 59-2-1601.
- (2) A telecommunications service provider shall provide to the [Multicounty Appraisal Trust] fund manager a signed statement setting forth all of the personal property that the telecommunications service provider owns, possesses, manages, or has under the telecommunications service provider's control in the state.
- (3) The signed statement:

233 (a) may be requested by the [Multieounty Appraisal Trust:] fund manager on or before
234 January 31 of each year;
235 [(i) each year; and]

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

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

240 (i) by county and by tax area; and

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

242 (c) shall be submitted:

243 (i) annually on or before March 31; and

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

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

246 (3)(b)(i)(C)] 59-2-307(4)(b)(i)(C), the [Multieounty Appraisal Trust] fund manager
247 shall value each item of personal property of a telecommunications service provider
248 according to the personal property valuation guides and schedules [established by]
249 the commission establishes.

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

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

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

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

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

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

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

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

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

271 (i) July 30 of the year the [Multicounty Appraisal Trust] fund manager requests a
272 statement described in Subsection (3)(a); or

273 (ii) 60 days after mailing of a tax notice.

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

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

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

281 **59-2-307 (Effective 05/06/26) (Applies beginning 01/01/26). Refusal by taxpayer
282 to file signed statement -- Estimation of value -- Penalty.**

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

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

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

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

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

298 [(2)] (3)(a) Upon a showing of reasonable cause, a county may waive or reduce a penalty
299 imposed under Subsection [(1)(a)] (2)(a).

300 (b)(i) Except as provided in Subsection [(2)(b)(ii)] (3)(b)(ii), a county assessor may

301 impose a penalty under Subsection [(1)(a)] (2)(a) on or after May 16 of the year
302 the county assessor requests the statement described in Section 59-2-306 or is due
303 under Section 59-2-306.5.

304 (ii) A county assessor may not impose a penalty under Subsection [(1)(a)] (2)(a) until
305 30 days after the postmark date of mailing of a subsequent notice if the signed
306 statement described in Section 59-2-306 is requested:
307 (A) on or after March 16; or
308 (B) by a county assessor of a county of the first class, as classified in Section
309 17-60-104.

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

313 (i) the county assessor shall:

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

317 (ii) the county assessor of a county of the first class, as classified in Section 17-60-104:
318 (A) shall make a subsequent request by mail for the signed statement, informing
319 the owner of the consequences of not filing a signed statement; and
320 (B) may impose a fee for the actual and necessary expenses of the mailing under
321 Subsection [(3)(a)(ii)(A)] (4)(a).

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

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

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

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

(4)(b)(i).

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

**59-2-308 (Effective 05/06/26) (Applies beginning 01/01/26). Assessment in name
representative -- Assessment of property of decedents -- Assessment of property in
tion -- Assessment of personal property valued by fund manager.**

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

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

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

(1)(a) Each year, to assist in the evaluation of appraisal performance of taxable real property, the commission shall conduct and publish studies to determine the relationship between the market value shown on the assessment roll and the market value of real property in each county.

(b) The studies conducted under this Subsection (1) shall include measurements of uniformity within counties and use statistical methods established by the commission.

(c) County assessors may provide sales information to the commission for purposes of the studies conducted under this Subsection (1).

(d) The commission shall make the sales and appraisal information related to the studies conducted under this Subsection (1) available to the county assessors upon request.

(2)(a) The commission shall, each year, order each county to adjust or factor [its] the county's assessment rates using the most current studies so that the assessment rate in

369 each county is in accordance with [that prescribed in]Section 59-2-103.

370 (b) The adjustment or factoring ordered under this Subsection (2) may include an entire
371 county, geographical areas within a county, and separate classes of properties.

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

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

377 (a) implement the factoring; and

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

380 (5) If a county disputes the factoring ordered under Subsection (2), [the matter may be
381 mediated by the Multicounty Appraisal Trust] the fund manager, as defined in Section
382 59-2-1601, may mediate the matter.

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

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

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

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

391 **59-2-919.1 (Effective 05/06/26) (Superseded 07/01/26) (Applies beginning 01/01/26).**

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

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

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

398 (a) except as provided in Subsection (5), be sent to all owners of real property by mail
399 10 or more days before the day on which:

400 (i) the county board of equalization meets; and

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

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

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

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

406 (c) contain for each property:

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

408 (ii) the taxable value of the property;

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

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

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

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

413 through electronic means; and

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

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

416 (iv) for property assessed by the commission:

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

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

419 under Section 59-2-1007;

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

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

422 59-2-1007; and

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

424 the property to the county board of equalization;

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

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

427 year; and

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

429 (vi) the following, stated separately:

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

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

432 59-2-1602(2)] Section 59-2-1602;

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

434 Section 59-2-1602;

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

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

437 (F) the combined basic rate as defined in Section 53F-2-301; and
438 (G) if applicable, the annual payment described in Subsection 63H-1-501(4)(a);
439 (vii) the tax impact on the property;
440 (viii) the date, time, and place of the required public hearing for each entity;
441 (ix) property tax information pertaining to:
442 (A) taxpayer relief; and
443 (B) the residential exemption described in Section 59-2-103;
444 (x) information specifically authorized to be included on the notice under this chapter;
445 (xi) the last property review date of the property as [described in Subsection
446 59-2-303.1(1)(e)] defined in Section 59-2-303.1;
447 (xii) instructions on how the taxpayer may obtain additional information regarding
448 the valuation of the property, including the characteristics and features of the
449 property, from:
450 (A) a website maintained by the county; or
451 (B) the statewide web portal developed and maintained [by the Multicounty
452 Appraisal Trust under] in accordance with Subsection [59-2-1606(5)(a)]
453 59-2-1606(7)(a) for uniform access to property characteristics and features; and
454 (xiii) other information [approved by] the commission approves.

455 (3) If a taxing entity that is subject to the notice and hearing requirements of Subsection
456 59-2-919(4) proposes a tax increase, the notice described in Subsection (1) shall state, in
457 addition to the information required by Subsection (2):
458 (a) the dollar amount of the taxpayer's tax liability if the proposed increase is approved;
459 (b) the difference between the dollar amount of the taxpayer's tax liability if the
460 proposed increase is approved and the dollar amount of the taxpayer's tax liability
461 under the current rate, placed in close proximity to the information described in
462 Subsection (2)(c)(viii);
463 (c) the percentage increase that the dollar amount of the taxpayer's tax liability under the
464 proposed tax rate represents as compared to the dollar amount of the taxpayer's tax
465 liability under the current tax rate; and
466 (d) for each taxing entity proposing a tax increase, the dollar amount of additional ad
467 valorem tax revenue, as defined in Section 59-2-919, that would be generated each
468 year if the proposed tax increase is approved.

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

471 (a) state, "If you are 65 years old or older, disabled, or experiencing extreme hardship,
472 and this property is your primary residence, you may be eligible to defer payment of
473 this property tax. "; and

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

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

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

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

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

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

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

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

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

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

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

509 **59-2-919.1 (Effective 07/01/26). Notice of property valuation and tax changes.**

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

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

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

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

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

523 (c) contain for each property:

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

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

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

533 (iv) for property assessed by the commission:

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

537 (B) the deadline for the taxpayer to apply to the commission for a hearing on an
538 objection to the valuation or equalization of the property under Section

539 59-2-1007; and

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

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

543 (A) the dollar amount of the taxpayer's tax liability for the property in the prior
544 year; and

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

546 (vi) the following, stated separately:

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

548 (B) the multicounty assessing and collecting levy described in Subsection [
549 59-2-1602(2)] 59-2-1602;

550 (C) the county assessing and collecting levy described in Subsection [59-2-1602(4)]
551 59-2-1602;

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

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

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

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

556 (vii) the tax impact on the property;

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

558 (ix) property tax information pertaining to:

559 (A) taxpayer relief; and

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

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

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

563 59-2-303.1(1)(e)] 59-2-303.1;

564 (xii) instructions on how the taxpayer may obtain additional information regarding
565 the valuation of the property, including the characteristics and features of the
566 property, from:

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

568 (B) the statewide web portal developed and maintained [by the Multicounty
569 Appraisal Trust under Subsection 59-2-1606(5)(a)] in accordance with Section
570 59-2-1606(7)(a) for uniform access to property characteristics and features; and

571 (xiii) other information approved by the commission.

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

573 59-2-919(4) proposes a tax increase, the notice described in Subsection (1) shall state, in
574 addition to the information required by Subsection (2):

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

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

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

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

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

606 (c) A taxpayer may revoke an election to receive the notice required by this section by

607 electronic means if the taxpayer provides written notice to the county auditor on or
608 before April 30.

609 (d) An election or a revocation of an election under this Subsection (5):
610 (i) does not relieve a taxpayer of the duty to pay a tax due under this chapter on or
611 before the due date for paying the tax; or
612 (ii) does not alter the requirement that a taxpayer appealing the valuation or the
613 equalization of the taxpayer's real property submit the application for appeal
614 within the time period provided in Subsection 59-2-1004(3).

615 (e) A county auditor shall provide the notice required by this section as provided in
616 Subsection (2), until a taxpayer makes a new election in accordance with this
617 Subsection (5), if:
618 (i) the taxpayer revokes an election in accordance with Subsection (5)(c) to receive
619 the notice required by this section by electronic means; or
620 (ii) the county auditor finds that the taxpayer's electronic contact information is
621 invalid.

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

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

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

628 (1) [For purposes of this section, "certified] As used in this section:
629 (a) "Annexing county" means a county for which the unincorporated area is included
630 within a public safety district by annexation.
631 (b) "Annexing municipality" means a municipality for which the area is included within
632 a public safety district by annexation.
633 (c) "Certified tax rate" means a certified tax rate calculated in accordance with Section
634 59-2-924.
635 (d) "Fire district" means a service area under Title 17B, Chapter 2a, Part 9, Service Area
636 Act:
637 (i) created to provide fire protection, paramedic, and emergency services; and
638 (ii) in the creation of which an election was not required under Subsection
639 17B-1-214(3)(d).
640 (e) "Participating county" means a county for which the unincorporated area is included

within a public safety district at the time of the creation of the public safety district.

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

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

(i) created to provide law enforcement service; and

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

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

(i) "Public safety service" means:

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

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

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

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

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

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

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

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

675 months of estimated revenue from the additional resort communities sales and use tax
676 imposed under Section 59-12-402.

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

678 (i) establishes a countywide special service district under Title 17D, Chapter 1,
679 Special Service District Act, to provide jail service, as provided in Subsection
680 17D-1-201(10); and
681 (ii) levies a property tax on behalf of the special service district under Section
682 17D-1-105.

683 (b)(i) The certified tax rate of each county to which this Subsection (5) applies shall
684 be decreased by the amount necessary to reduce county [revenues] revenue by the
685 same amount of [revenues] revenue that will be generated by the property tax
686 imposed on behalf of the special service district.

687 (ii) Each decrease under Subsection (5)(b)(i) shall occur contemporaneously with the
688 levy on behalf of the special service district under Section 17D-1-105.

689 (6) The equalized public safety tax rate is determined by:

690 (a) calculating, for each participating county and each participating municipality, the
691 property tax revenue necessary:

692 (i) in the case of a fire district, to cover all the costs associated with providing fire
693 protection, paramedic, and emergency services:

694 (A) for a participating county, in the unincorporated area of the county; and
695 (B) for a participating municipality, in the municipality; or

696 (ii) in the case of a police district, to cover all the costs associated with providing law
697 enforcement service that the police district board designates to be funded by a
698 property tax:

699 (A) for a participating county, in the unincorporated area of the county; or
700 (B) for a participating municipality, in the municipality; and

701 (b) adding all the amounts calculated under Subsection (6)(a) for all participating
702 counties and all participating municipalities and then dividing that sum by the
703 aggregate taxable value of the property, as adjusted in accordance with Section
704 59-2-913:

705 (i) for participating counties, in the unincorporated area of all participating counties;
706 and

707 (ii) for participating municipalities, in all participating municipalities.

708 [(6)] (7)(a) As used in this Subsektion (6):

709 [(i) "Annexing county" means a county whose unincorporated area is included within
710 a public safety district by annexation.]

711 [(ii) "Annexing municipality" means a municipality whose area is included within a
712 public safety district by annexation.]

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

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

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

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

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

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

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

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

725 [(Iii) for a participating municipality, in the municipality; and]

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

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

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

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

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

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

738 [(B) in the creation of which an election was not required under Subsection
739 17B-1-214(3)(d).]

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

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

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

747 [~~(A) created to provide law enforcement service; and]~~
748 [~~(B) in the creation of which an election was not required under Subsection~~
749 ~~17B-1-214(3)(d).]~~

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

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

752 [~~(A) in the case of a public safety district that is a fire district, fire protection,~~
753 ~~paramedic, and emergency services; and]~~
754 [~~(B) in the case of a public safety district that is a police district, law enforcement~~
755 ~~service.]~~

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

760 [~~(e)~~] (b) In the first budget year following annexation to a public safety district, the
761 certified tax rate of each annexing county and each annexing municipality shall be
762 decreased by an amount equal to the amount of revenue budgeted by the annexing
763 county or annexing municipality:
764 (i) for public safety service; and
765 (ii) in:
766 (A) for a taxing entity operating under a January 1 through December 31 fiscal
767 year, the prior calendar year; or
768 (B) for a taxing entity operating under a July 1 through June 30 fiscal year, the
769 prior fiscal year.

770 [~~(d)~~] (c) Each tax levied under this section by a public safety district shall be considered
771 to be levied by:
772 (i) each participating county and each annexing county for purposes of the county's
773 tax limitation under Section 59-2-908; and
774 (ii) each participating municipality and each annexing municipality for purposes of
775 the municipality's tax limitation under Section 10-5-112, for a town, or Section
776 10-6-133, for a city.

777 [e)] (d) The calculation of a public safety district's certified tax rate for the year of
778 annexation shall be adjusted to include an amount of revenue equal to one half of the
779 amount of revenue budgeted by the annexing entity for public safety service in the
780 annexing entity's prior fiscal year if:
781 (i) the public safety district operates on a January 1 through December 31 fiscal year;
782 (ii) the public safety district approves an annexation of an entity operating on a July 1
783 through June 30 fiscal year; and
784 (iii) the annexation described in Subsection [(e)(ii)] (7)(d)(ii) takes effect on July 1.

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

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

797 (b) The base taxable value as defined in Section 17C-1-102 shall be increased in any
798 year to the extent necessary to provide a community reinvestment agency with
799 approximately the same amount of money as the agency would have received without
800 an increase in the certified tax rate that year if:
801 (i) in that year the base taxable value as defined in Section 17C-1-102 is reduced due
802 to a decrease in the certified tax rate under Subsection (2) or (3)(a); and
803 (ii) the certified tax rate of a city, school district, special district, or special service
804 district increases independent of the adjustment to the taxable value of the base
805 year.

806 (c) Notwithstanding a decrease in the certified tax rate under Subsection (2) or (3)(a), the
807 amount of money allocated and, when collected, paid each year to a community
808 reinvestment agency established under Title 17C, Limited Purpose Local
809 Government Entities - Community Reinvestment Agency Act, for the payment of
810 bonds or other contract indebtedness, but not for administrative costs, may not be less

811 than [that] the amount would have been without a decrease in the certified tax rate
812 under Subsection (2) or (3)(a).

813 [(8)(a) For the calendar year beginning on January 1, 2014, the calculation of a county
814 assessing and collecting levy shall be adjusted by the amount necessary to offset:]
815 [(i) any change in the certified tax rate that may result from amendments to Part 16,
816 Multicounty Assessing and Collecting Levy, in Laws of Utah 2014, Chapter 270,
817 Section 3; and]
818 [(ii) the difference in the amount of revenue a taxing entity receives from or
819 contributes to the Property Tax Valuation Fund, created in Section 59-2-1602, that
820 may result from amendments to Part 16, Multicounty Assessing and Collecting
821 Levy, in Laws of Utah 2014, Chapter 270, Section 3.]

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

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

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

831 **59-2-1601 (Effective 05/06/26) (Applies beginning 01/01/26). Definitions.**

832 As used in this part:

833 [(1) "County additional property tax" means the property tax levy described in Subsection
834 59-2-1602(4).]

835 [(2)] (1) "Fund" means the Property Tax Valuation Fund created in Section [59-2-1602]
836 59-2-1606.

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

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

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

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

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

845 [§5] (4)(a) "Property valuation service" means [any] a service or technology that
846 promotes uniform assessment levels for the valuation of personal property and real
847 property in accordance with Part 3, County Assessment.
848 (b) "Property valuation service" includes statewide aerial imagery, change detection,
849 sketch validation, exception analysis, commercial valuation modeling, residential
850 valuation modeling, automated valuation modeling, and equity analysis.
851 [§6] (5) "Statewide property tax system" means a computer assisted system for mass
852 appraisal, equalization, collection, distribution, and administration related to property tax[
853 , created by the Multicounty Appraisal Trust in accordance with Section 59-2-1606].
854 Section 11. Section **59-2-1602** is amended to read:

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

Additional county levy.

857 [§1](a) There is created a custodial fund known as the "Property Tax Valuation Fund."
858 [§1(b) The fund consists of:]
859 [§1(b)(i) deposits made and penalties received under Subsection (3); and]
860 [§1(b)(ii) interest on money deposited into the fund.]
861 [§1(c) Deposits, penalties, and interest described in Subsection (1)(b) shall be disbursed
862 and used as provided in Section 59-2-1603.]
863 [§2](a) Each county shall annually impose a multicounty assessing and collecting levy
864 as provided in this Subsection (2).]
865 [§2(b) The tax rate of the multicounty assessing and collecting levy is the certified revenue
866 levy rounded up to the sixth decimal place.]
867 [§2(c) The state treasurer shall allocate all revenue collected from the multicounty
868 assessing and collecting levy to the Multicounty Appraisal Trust.]
869 [§3] (1)(a)(i) Each county shall impose annually a multicounty assessing and
870 collecting levy.
871 (ii) The tax rate of the multicounty assessing and collecting levy is the certified
872 revenue levy rounded up to the sixth decimal place.
873 (b) The county shall state separately the multicounty assessing and collecting levy [
874 imposed under Subsection (2) shall be separately stated] on the tax notice as a
875 multicounty assessing and collecting levy.
876 [§3(b)] (c) The multicounty assessing and collecting levy is:
877 (i) exempt from Sections 17C-1-403 through 17C-1-406;
878 (ii) in addition to and exempt from the maximum levies allowable under Section

879 59-2-908; and

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

881 [(e)] (d)(i) Each county shall transmit quarterly to the state treasurer the revenue [
882 collected] the county collects from the multicounty assessing and collecting levy.

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

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

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

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

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

899 [(4)] (2)(a) A county may levy a county additional property tax in accordance with this
900 Subsection [(4)] (2).

901 (b) The county additional property tax:

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

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

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

906 (iv) is in addition to and exempt from the maximum levies allowable under Section
907 59-2-908.

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

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

912 (ii) promote the efficient administration of the property tax system, including the

913 costs of assessment, collection, and distribution of property taxes;

914 (iii) fund state mandated actions to meet legislative mandates or judicial or

915 administrative orders that relate to promoting:

916 (A) the accurate valuation of property; and

917 (B) the establishment and maintenance of uniform assessment levels within and

918 among counties; and

919 (iv) establish reappraisal programs that:

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

921 (B) conform to rules the commission makes in accordance with Title 63G,

922 Chapter 3, Utah Administrative Rulemaking Act.

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

924 **59-2-1605 (Effective 05/06/26) (Applies beginning 01/01/26). Accounting records**

925 **for levies -- Records -- Report to Legislature, commission, Division of Finance.**

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

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

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

933 (a) a financial report that includes:

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

937 (b) a status report on:

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

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

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

945 Section 13. Section **59-2-1606 (Effective 05/06/26) (Applies beginning 01/01/26). Property Tax**

947 **Valuation Fund -- Statewide property tax system funding for counties -- Disbursements**
948 **to the fund manager -- Use of funds.**

949 (1)(a) There is created a custodial fund in the Division of Finance known as the
950 "Property Tax Valuation Fund."

951 (b) The fund consists of:

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

957 (c)(i) Subject to Subsection (1)(c)(ii), the Division of Finance shall allocate money in
958 the fund for the calendar year to the fund manager:

959 (A) after the Division of Finance determines that the budget contains proposed
960 expenses for a use described in Subsection (3); and
961 (B) for revenue the Division of Finance receives after the Division of Finance
962 makes the determination in accordance with Subsection (1)(c)(i), within 30
963 days after receipt of the money.

964 (ii) The Division of Finance may retain an amount equal to the cost of making the
965 determination described in Subsection (1)(c)(i) before making an allocation.

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

967 (i) sole authority to:

968 (A) determine expenditure of revenue the Division of Finance allocates to the fund
969 manager, including provision of property valuation services within counties;
970 and

971 (B) oversee the maintenance and enhancement of a statewide property tax system,
972 including statewide web portals, that meets the requirements of this section; and

973 (ii) control over the property described in Subsections (1)(b)(iv) and (9) for the
974 purpose and uses described in this section.

975 (2) The [funds deposited into the Multicounty Appraisal Trust in accordance with Section
976 59-2-1602 shall be used to provide funding for] purpose for creating the fund is to
977 provide the counties with:

978 (a) a statewide property tax system that will promote:

979 (i) the accurate valuation of property;

980 (ii) the establishment and maintenance of uniform assessment levels among counties

981 within the state;

982 (iii) efficient administration of the property tax system, including the costs of
983 assessment, collection, and distribution of property taxes; and

984 (iv) the uniform filing of a signed statement a county assessor requests under Section
985 59-2-306, including implementation of a statewide electronic filing system; and

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

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

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

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

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

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

999 [(b)] (a) The fund manager may spend money the Division of Finance allocates to the
1000 fund manager only to:

1001 (i) subject to Subsection (3)(b), hire one or more professional appraisers to provide
1002 property valuation services within a county of the third, fourth, fifth, or sixth
1003 class, as classified in Section 17-60-104;

1004 (ii) perform the duties related to telecommunications service providers described in
1005 Sections 59-2-306.5 and 59-2-307;

1006 (iii) mediate factoring orders as required by Section 59-2-704;

1007 (iv) coordinate with the commission to conduct a study to determine the need for
1008 adjustment to the rate of the recovery fee as required by Section 59-2-2002; and

1009 (v) perform the duties described in Subsections (2) and (6) through (8).

1010 (b)(i) A professional appraiser hired to provide property valuation services under this
1011 Subsection (3) shall[:]

1012 [(i)] hold an appraiser's certificate or license from the Division of Real Estate in
1013 accordance with Title 61, Chapter 2g, Real Estate Appraiser Licensing and
1014 Certification Act[; and] .

1015 [(ii) be approved by:]

1016 [(A) the commission; and]

1017 [(B) an association representing two or more counties in the state.]

1018 (ii) The commission shall approve a professional appraiser before the fund manager
1019 hires the professional appraiser.

1020 (iii) The fund manager shall determine that hiring a professional appraiser to provide
1021 property valuation services promotes the objectives described in Subsection (2)(a)
1022 before hiring a professional appraiser.

1023 [(4)(a) Except as provided in Subsection (4)(b), each county shall adopt the statewide
1024 property tax system on or before January 1, 2026.]

1025 [(b) A county is exempt from the requirement in Subsection (4)(a) if:]

1026 [(i) the county utilizes a computer assisted property tax system for mass appraisal
1027 other than the statewide property tax system;]

1028 [(ii) the county demonstrates to the trustee of the Multicounty Appraisal Trust and to
1029 the commission that the property tax system described in Subsection (4)(b)(i) is
1030 interoperable with the statewide property tax system; and]

1031 [(iii) the trustee of the Multicounty Appraisal Trust and the commission approve the
1032 county's exemption from the requirement in Subsection (4)(a).]

1033 [(e) The commission and an association that represents at least two-thirds of the counties
1034 in the state shall assist any county adopting the statewide property tax system.]

1035 (4)(a) The statewide property tax system shall comply with rules the commission
1036 establishes in accordance with Title 63G, Chapter 3, Utah Administrative
1037 Rulemaking Act.

1038 (b) The fund manager, in conjunction with the commission, shall establish annual
1039 performance metrics for the development of the statewide property tax system.

1040 (5)(a) Except as described in Subsection (5)(b), each county shall adopt the statewide
1041 property tax system.

1042 (b) A county may adopt only part of the statewide property tax system or none of the
1043 system if the county demonstrates to the commission that:

1044 (i) the county uses a property tax system that includes a computer assisted mass
1045 appraisal system and comply with rules the commission establishes in accordance
1046 with Subsection (4)(a); and

1047 (ii) the county's overall system is able to exchange data with and make use of data
1048 received from the statewide property tax system.

1049 [§5] (6) [In order to promote the objectives described in Subsection (1), the trustee of the
1050 Multicounty Appraisal Trust shall use funds deposited into the Multicounty Appraisal
1051 Trust to:] To promote the objectives described in Subsection (2), the fund manager shall:
1052 (a) maintain and enhance the statewide property tax system in accordance with
1053 Subsection (4);
1054 (b) subject to Subsection [§6] (7), develop and maintain a statewide web portal for
1055 uniform access to property characteristics and features relevant to the valuation of
1056 real property;
1057 [§6] (c) subject to Subsection [§7] (8), develop and maintain a statewide web portal for
1058 the uniform electronic filing of an application to appeal the valuation or equalization
1059 of real property with a county board of equalization under Section 59-2-1004; and
1060 [§6] (d) assist counties with tracking and reporting appeals information to the
1061 commission as required by Section 59-2-1018.

1062 [§6] (7)(a) The statewide web portal for uniform access to property characteristics and
1063 features developed [under] in accordance with Subsection [§5](a)] (6)(b) shall specify,
1064 at a minimum, [specify] the following property characteristics and features:

- 1065 [§6] (i) property owner's name;
- 1066 [§6] (ii) parcel or serial number;
- 1067 [§6] (iii) situs address;
- 1068 [§6] (iv) mailing address;
- 1069 [§6] (v) tax area;
- 1070 [§6] (vi) the neighborhood;
- 1071 [§6] (vii) property type;
- 1072 [§6] (viii) land type;
- 1073 [§6] (ix) quality or condition;
- 1074 [§6] (x) year of construction;
- 1075 [§6] (xi) gross living area;
- 1076 [§6] (xii) acreage;
- 1077 [§6] (xiii) market value; and
- 1078 [§6] (xiv) taxable value.

1079 (b) In developing the statewide web portal for uniform access to property characteristics
1080 and features under Subsection [§5](a)] (6)(b), the [Multicounty Appraisal Trust] fund
1081 manager may link the statewide web portal to a web portal [maintained by] a county
1082 maintains for accessing property characteristics and features within the county if the [

1083 ~~Multicounty Appraisal Trust~~] fund manager determines that the county web portal
1084 meets the requirements of Subsection [(6)(a)] (7)(a).

1085 [(7)] (8) In developing the statewide web portal for the uniform electronic filing of appeal
1086 applications under Subsection [(5)(b)] (6)(c), the [Multicounty Appraisal Trust] fund
1087 manager may link the statewide web portal to a web portal [maintained by] a county
1088 maintains for the uniform electronic filing of appeal applications if the [Multicounty
1089 Appraisal Trust] fund manager determines that the county web portal provides equivalent
1090 functions as the statewide web portal.

1091 (9) The following assets are transferred to the fund manager:

1092 (a) real property and tangible personal property purchased, in whole or in part, with
1093 revenue from the multicounty assessing and collecting levy, including property
1094 acquired before May 6, 2026; and

1095 (b) unexpended revenue that is:

1096 (i) obtained from the multicounty assessing and collecting levy or for the
1097 performance of the duties described in this section, including revenue acquired
1098 before May 6, 2026; and

1099 (ii) within the control of the fund manager.

1100 Section 14. Section **59-2-2001** is amended to read:

1101 **59-2-2001 (Effective 05/06/26) (Applies beginning 01/01/26). Definitions.**

1102 As used in this part:

1103 (1)(a) "Fund manager" means the same as that term is defined in Section 59-2-1601.

1104 (b) "Heavy equipment" means tangible personal property that:

1105 (i) is owned by a qualified rental business for purposes of renting;
1106 (ii) is utilized or designed for construction, earthmoving, or industrial operations; and
1107 (iii) is portable and transferable to the location in which the heavy equipment is used.

1108 [(b)] (c) "Heavy equipment" includes:

1109 (i) lift equipment;
1110 (ii) material handling equipment;
1111 (iii) cranes;
1112 (iv) pumps;
1113 (v) generators;
1114 (vi) compressors;
1115 (vii) portable power equipment;
1116 (viii) heating, ventilation, and air conditioning equipment;

1117 (ix) portable worksite offices and containers;
1118 (x) tank trailers; and
1119 (xi) self-propelled equipment.

1120 ~~[(2) "Multicounty Appraisal Trust" means the same as that term is defined in Section~~
1121 ~~59-2-1601.]~~

1122 [~~(3)~~] (2) "Qualified rental business" means a business entity located in this state:

- 1123 (a) that is classified within one of the following NAICS codes of the 2022 North
1124 American Industry Classification System of the federal Executive Office of the
1125 President, Office of Management and Budget:
 - 1126 (i) NAICS Code 532310, General Rental Centers; or
 - 1127 (ii) NAICS Code 532412, Construction, Mining, and Forestry Machinery and
1128 Equipment Rental and Leasing; and
- 1129 (b) for which 51% or more of the business entity's total annual revenue is derived from
1130 the rental of heavy equipment.

1131 [~~(4)~~] (3) "Recovery fee" means the fee authorized in Subsection 59-2-2002(1).

1132 [~~(5)~~] (4) "Rental" means the same as the terms "lease" or "rental" are defined in Section
1133 59-12-102.

1134 [~~(6)~~] (5)(a) "Rental charge" means the amount charged to a renter by a qualified rental
1135 business for the rental of heavy equipment.
1136 (b) "Rental charge" does not include any additional charges separate from the actual cost
1137 of the rental transaction, including costs required for delivery, insurance, or a waiver
1138 of liability.

1139 [~~(7)~~] (6) "Renter" means the person to which a qualified rental business rents heavy
1140 equipment.

1141 Section 15. Section **59-2-2002** is amended to read:

1142 **59-2-2002 (Effective 05/06/26) (Applies beginning 01/01/26). Recovery fee for**
1143 **rental of heavy equipment -- Commission study and report.**

- 1144 (1) A qualified rental business may charge to a renter a fee in an amount equal to 1.5% of
1145 the rental charge for each item of heavy equipment rented in this state.
- 1146 (2) A recovery fee under Subsection (1):
 - 1147 (a) shall be separately stated on the invoice or receipt for the rental transaction; and
 - 1148 (b) is not subject to a sales and use tax under Chapter 12, Sales and Use Tax Act.
- 1149 (3) A qualified rental business may not charge a recovery fee to a renter that is a
1150 governmental entity as defined in Section 59-2-511.

1151 (4) Any amount of recovery fees collected by a qualified rental business during a calendar
1152 year shall be used as reimbursement for property taxes paid by the qualified rental
1153 business on heavy equipment in the same calendar year.

1154 (5)(a) The commission shall:

1155 (i) in coordination with county assessors and the Multicounty Appraisal Trust fund
1156 manager, conduct a study to determine the need for adjustment to the rate
1157 authorized under Subsection (1) for purposes of property tax reimbursement; and

1158 (ii) on or before September 30, 2027, provide to the Revenue and Taxation Interim
1159 Committee an electronic report of the results of the study required under
1160 Subsection (5)(a)(i), including any recommendations, based on information
1161 received by the commission, for legislative changes to the rate authorized under
1162 Subsection (1).

1163 (b) A county assessor or the Multicounty Appraisal Trust fund manager shall, upon
1164 request by the commission, provide to the commission any information necessary to
1165 complete the study required under Subsection (5)(a)(i).

1166 Section 16. Section **63I-1-259** is amended to read:

1167 **63I-1-259 (Effective 05/06/26) (Applies beginning 01/01/26). Repeal dates: Title**
1168 **59.**

1169 (1) Subsection 59-1-403(4)(aa), regarding a requirement for the State Tax Commission to
1170 inform the Department of Workforce Services whether an individual claimed a federal
1171 earned income tax credit, is repealed July 1, 2029.

1172 [~~(2) Section 59-2-1603, Allocation of money in the Property Tax Valuation Fund -- Use of~~
1173 ~~funds, is repealed July 1, 2030.~~]

1174 [~~(3) (2) Section 59-5-304, Tax credit for mining exploration, is repealed July 1, 2037.~~

1175 [~~(4) (3) Section 59-7-618.1, Tax credit related to alternative fuel heavy duty vehicles, is~~
1176 ~~repealed July 1, 2029.~~

1177 [~~(5) (4) Section 59-9-102.5, Offset for occupational health and safety related donations, is~~
1178 ~~repealed December 31, 2030.~~

1179 [~~(6) (5) Section 59-10-1033.1, Tax credit related to alternative fuel heavy duty vehicles, is~~
1180 ~~repealed July 1, 2029.~~

1181 [~~(7) (6) Subsection 59-28-103(5), regarding a tax rate on certain transactions that take place~~
1182 ~~within a county of the first class, is repealed July 1, 2047.~~

1183 Section 17. Section **63N-3-602** is amended to read:

1184 **63N-3-602 (Effective 05/06/26). Definitions.**

1185 As used in this part:

1186 (1) "Affordable housing" means housing occupied or reserved for occupancy by households
1187 with a gross household income:
1188 (a) equal to or less than 80% of the county median gross income for households of the
1189 same size, in certain circumstances as provided in this part; or
1190 (b) equal to or less than 60% of the county median gross income for households of the
1191 same size, in certain circumstances as provided in this part.

1192 (2) "Agency" means the same as that term is defined in Section 17C-1-102.

1193 (3) "Base taxable value" means a property's taxable value as shown upon the assessment
1194 roll last equalized during the base year.

1195 (4) "Base year" means, for each property tax increment collection period triggered within a
1196 proposed housing and transit reinvestment zone or convention center reinvestment zone
1197 project area, the calendar year prior to the calendar year the property tax increment
1198 begins to be collected for the parcels that are in a project that is triggered for that
1199 collection period.

1200 (5) "Bus rapid transit" means a high-quality bus-based transit system that delivers fast and
1201 efficient service that may include dedicated lanes, busways, traffic signal priority,
1202 off-board fare collection, elevated platforms, and enhanced stations.

1203 (6) "Bus rapid transit station" means an existing station, stop, or terminal, or a proposed
1204 station, stop, or terminal that is specifically identified as needed in phase one of a
1205 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 bus rapid transit line; or
1208 (b) along an extension to an existing bus rapid transit line or new bus rapid transit line.

1209 (7) "Capital city" means the same as that term is defined in Section 17D-4-102.

1210 (8)(a) "Commuter rail" means a regional passenger rail transit facility operated by a
1211 large public transit district.

1212 (b) "Commuter rail" does not include a light-rail passenger rail facility of a large public
1213 transit district.

1214 (9) "Commuter rail station" means an existing station, stop, or terminal, or a proposed
1215 station, stop, or terminal, which has been specifically identified as needed in phase one
1216 of a metropolitan planning organization's adopted long-range transportation plan and in
1217 phase one of the relevant public transit district's adopted long-range transit plan:
1218 (a) along an existing commuter rail line;

1219 (b) along an extension to an existing commuter rail line or new commuter rail line;
1220 (c) along a fixed guideway extension from an existing commuter rail line; or
1221 (d) at the landing point of a pedestrian bridge or vehicle bridge extending from an
1222 existing commuter rail station.

1223 (10) "Convention center" means a convention center owned by a county of the first class
1224 within a city of the first class.

1225 (11) "Convention center revitalization project" means a project within a city of the first
1226 class within a county of the first class for the revitalization, activation, and
1227 modernization of a convention center and the surrounding area, including projects
1228 meeting the objectives described in Section 63N-3-603.1.

1229 (12) "Convention center reinvestment zone" means a convention center reinvestment zone
1230 created under this part.

1231 (13)(a) "Developable area" means the portion of land within a housing and transit
1232 reinvestment zone available for development and construction of business and
1233 residential uses.

1234 (b) "Developable area" does not include portions of land within a housing and transit
1235 reinvestment zone that are allocated to:
1236 (i) parks;
1237 (ii) recreation facilities;
1238 (iii) open space;
1239 (iv) trails;
1240 (v) publicly-owned roadway facilities; or
1241 (vi) other public facilities.

1242 (14) "Dwelling unit" means one or more rooms arranged for the use of one or more
1243 individuals living together, as a single housekeeping unit normally having cooking,
1244 living, sanitary, and sleeping facilities.

1245 (15) "Eligible municipality" means a city that:

1246 (a)(i) is the county seat of a county of the first class; or
1247 (ii) a city of the first class located in a county of the first class; and
1248 (b) has a convention center within the boundary of the city.

1249 (16) "Enhanced development" means the construction of mixed uses including housing,
1250 commercial uses, and related facilities.

1251 (17) "Enhanced development costs" means extra costs associated with structured parking
1252 costs, vertical construction costs, horizontal construction costs, life safety costs,

1253 structural costs, conveyor or elevator costs, and other costs incurred due to the increased
1254 height of buildings or enhanced development.

1255 (18) "First home investment zone" means the same as that term is defined in Section
1256 63N-3-1601.

1257 (19) "Fixed guideway" means the same as that term is defined in Section 59-12-102.

1258 (20) "Horizontal construction costs" means the additional costs associated with earthwork,
1259 over excavation, utility work, transportation infrastructure, and landscaping to achieve
1260 enhanced development in the housing and transit reinvestment zone.

1261 (21) "Housing and transit reinvestment zone" means a housing and transit reinvestment
1262 zone created pursuant to this part.

1263 (22) "Housing and transit reinvestment zone committee" means a housing and transit
1264 reinvestment zone committee created pursuant to Section 63N-3-605.

1265 (23) "Large public transit district" means the same as that term is defined in Section
1266 17B-2a-802.

1267 (24) "Light rail" means a passenger rail public transit system with right-of-way and fixed
1268 rails:

- 1269 (a) dedicated to exclusive use by light-rail public transit vehicles;
- 1270 (b) that may cross streets at grade; and
- 1271 (c) that may share parts of surface streets.

1272 (25) "Light rail station" means an existing station, stop, or terminal or a proposed station,
1273 stop, or terminal, which has been specifically identified as needed in phase one of a
1274 metropolitan planning organization's adopted long-range transportation plan and in
1275 phase one of the relevant public transit district's adopted long-range plan:

- 1276 (a) along an existing light rail line; or
- 1277 (b) along an extension to an existing light rail line or new light rail line.

1278 (26) "Metropolitan planning organization" means the same as that term is defined in
1279 Section 72-1-208.5.

1280 (27) "Mixed use development" means development with a mix of:

- 1281 (a) multi-family residential use; and
- 1282 (b) at least one additional land use, which shall be a significant part of the overall
1283 development.

1284 (28) "Municipality" means the same as that term is defined in Section 10-1-104.

1285 (29) "Participant" means the same as that term is defined in Section 17C-1-102.

1286 (30) "Participation agreement" means the same as that term is defined in Section 17C-1-102,

1287 except that the agency may not provide and the person may not receive a direct subsidy.

1288 (31) "Project" means a housing and transit reinvestment zone or convention center
1289 reinvestment zone created under this part.

1290 (32)(a) "Property tax increment" means the difference between:

1291 (i) the amount of property tax revenue generated each tax year by a taxing entity from
1292 the area within a housing and transit reinvestment zone or convention center
1293 reinvestment zone designated in the applicable reinvestment zone proposal as the
1294 area from which tax increment is to be collected, using the current assessed value
1295 and each taxing entity's current certified tax rate as defined in Section 59-2-924;
1296 and

1297 (ii) the amount of property tax revenue that would be generated from that same area
1298 using the base taxable value and each taxing entity's current certified tax rate as
1299 defined in Section 59-2-924.

1300 (b) "Property tax increment" does not include property tax revenue from:

1301 (i) a multicounty assessing and collecting levy described in [Subseetion 59-2-1602(2)]
1302 Section 59-2-1602;

1303 (ii) a county additional property tax described in [Subsection 59-2-1602(4)] Section
1304 59-2-1602; or

1305 (iii) a public library fund levy described in Subsection 9-7-501(2).

1306 (33) "Public transit county" means a county that has created a small public transit district.

1307 (34) "Public transit hub" means a public transit depot or station where four or more routes
1308 serving separate parts of the county-created transit district stop to transfer riders between
1309 routes.

1310 (35) "Sales and use tax base year" means:

1311 (a) for a housing and transit reinvestment zone, a sales and use tax year determined by
1312 the first year pertaining to the tax imposed in Section 59-12-103 after the sales and
1313 use tax boundary for a housing and transit reinvestment zone is established; or

1314 (b) for a convention center reinvestment zone, a sales and use tax year determined by the
1315 year specified in the approved proposal for a convention center reinvestment zone,
1316 pertaining to the taxes:

1317 (i) imposed under Section 59-12-103;

1318 (ii) imposed by a city of the first class in a county of the first class under Title 59,
1319 Chapter 12, Part 2, Local Sales and Use Tax Act;

1320 (iii) imposed by a city of the first class in a county of the first class under Section

1321 59-12-402.1;

1322 (iv) imposed by a county of the first class under Section 59-12-1102; and
1323 (v) imposed by a county of the first class under Title 59, Chapter 12, Part 22, Local
1324 Option Sales and Use Taxes for Transportation Act.

1325 (36) "Sales and use tax boundary" means:

1326 (a) for a housing and transit reinvestment zone, a boundary created as described in
1327 Section 63N-3-604, based on state sales and use tax collection boundaries that
1328 correspond as closely as reasonably practicable to the housing and transit
1329 reinvestment zone boundary; or
1330 (b) for a convention center reinvestment zone, a boundary created as described in
1331 Section 63N-3-604.1, based on state sales and use tax collection boundaries that
1332 correspond as closely as reasonably practicable to the convention center reinvestment
1333 zone boundary.

1334 (37) "Sales and use tax increment" means:

1335 (a) for a housing and transit reinvestment zone, the difference between:
1336 (i) the amount of state sales and use tax revenue generated each year following the
1337 sales and use tax base year by the sales and use tax from the area within a housing
1338 and transit reinvestment zone designated in the housing and transit reinvestment
1339 zone proposal as the area from which sales and use tax increment is to be
1340 collected; and
1341 (ii) the amount of state sales and use tax revenue that was generated from that same
1342 area during the sales and use tax base year; or
1343 (b) for a convention center reinvestment zone, the difference between:
1344 (i) the amount of sales and use tax revenue generated each year following the sales
1345 and use tax base year by the sales and use tax from the area within a convention
1346 center reinvestment zone designated in the convention center reinvestment zone
1347 proposal as the area from which sales and use tax increment is to be collected; and
1348 (ii) the amount of sales and use tax revenue that was generated from that same area
1349 during the sales and use tax base year.

1350 (38) "Sales and use tax revenue" means:

1351 (a) for a housing and transit reinvestment zone, revenue that is generated from the tax
1352 imposed under Section 59-12-103; or
1353 (b) for a convention center reinvestment zone, revenue that is generated from:
1354 (i) the sales and use taxes imposed under Section 59-12-103; and

1355 (ii) the sales and use taxes:

1356 (A) imposed by a city of the first class in a county of the first class under Title 59,

1357 Chapter 12, Part 2, Local Sales and Use Tax Act;

1358 (B) imposed by a city of the first class in a county of the first class under Section

1359 59-12-402.1;

1360 (C) imposed by a county of the first class under Section 59-12-1102; and

1361 (D) imposed by a county of the first class under Title 59, Chapter 12, Part 22,

1362 Local Option Sales and Use Taxes for Transportation Act.

1363 (39) "Small public transit district" means the same as that term is defined in Section
1364 17B-2a-802.

1365 (40) "Tax Commission" means the State Tax Commission created in Section 59-1-201.

1366 (41) "Taxing entity" means the same as that term is defined in Section 17C-1-102.

1367 (42) "Vertical construction costs" means the additional costs associated with construction
1368 above four stories and structured parking to achieve enhanced development in the
1369 housing and transit reinvestment zone.

1370 Section 18. Section **63N-3-1601** is amended to read:

1371 **63N-3-1601 (Effective 05/06/26). Definitions.**

1372 (1) "Affordable housing" means:

1373 (a) for homes that are not owner occupied, housing occupied or reserved for occupancy
1374 by households with a gross household income equal to or less than 80% of the county
1375 median gross income for households of the same size; or

1376 (b)(i) for homes that are owner occupied, housing that is priced at 80% of the county
1377 median home price; or

1378 (ii) for homes that are owner occupied, housing that is priced at 80% of the zip code
1379 median home price if:

1380 (A) the proposal described in Section 63N-3-1603 demonstrates that a deviation
1381 from the county median home price will achieve the objectives described in
1382 Subsection 63N-3-1602(1); and

1383 (B) the zip code median home price is based upon county property tax assessment
1384 data.

1385 (2) "Agency" means the same as that term is defined in Section 17C-1-102.

1386 (3) "Base taxable value" means the same as that term is defined in Section 63N-3-602.

1387 (4) "Base year" means, for each tax increment collection period triggered within a proposed
1388 first home investment zone area, the calendar year prior to the calendar year the tax

1389 increment begins to be collected for those parcels triggered for that collection period.

1390 (5)(a) "Developable area" means the portion of land within a first home investment zone
1391 available for development and construction of business and residential uses.

1392 (b) "Developable area" does not include portions of land within a first home investment
1393 zone that are allocated to:

1394 (i) parks;

1395 (ii) recreation facilities;

1396 (iii) open spaces;

1397 (iv) trails;

1398 (v) parking;

1399 (vi) roadway facilities; or

1400 (vii) other public facilities.

1401 (6) "Dwelling unit" means the same as that term is defined in Section 63N-3-602.

1402 (7) "Extraterritorial home" means a dwelling unit that is included as part of the first home
1403 investment zone proposal that:

1404 (a) is located within the municipality proposing the first home investment zone but
1405 outside the boundary of the first home investment zone;

1406 (b) is part of a development with a density of at least six units per acre;

1407 (c) is not located within an existing housing and transit reinvestment zone or an area that
1408 could be included in a housing and transit reinvestment zone;

1409 (d) has not been issued a building permit by the municipality as of the date of the
1410 approval of the first home investment zone; and

1411 (e) is required to be owner occupied for no less than 25 years.

1412 (8) "First home investment zone" means a first home investment zone created in accordance
1413 with this part.

1414 (9) "Home" means a dwelling unit.

1415 (10) "Housing and transit reinvestment zone" means the same as that term is defined in
1416 Section 63N-3-602.

1417 (11) "Housing and transit reinvestment zone committee" means the housing and transit
1418 reinvestment zone committee described in Section 63N-3-605.

1419 (12) "Metropolitan planning organization" means the same as that term is defined in
1420 Section 72-1-208.5.

1421 (13) "Mixed use development" means the same as that term is defined in Section [
1422 63N-3-603] 63N-3-602.

1423 (14) "Moderate income housing plan" means the same as that term is defined in Section
1424 11-41-102.

1425 (15) "Municipality" means the same as that term is defined in Section 10-1-104.

1426 (16) "Owner occupied" means private real property that is:

1427 (a) used for a single-family residential purpose; and

1428 (b) required to be occupied by the owner of the real property for no less than 25 years.

1429 (17) "Project area" means the same as that term is defined in Section 17C-1-102.

1430 (18)(a) "Project improvements" means site improvements and facilities that are:

1431 (i) planned and designed to provide service for development resulting from a
1432 development activity;

1433 (ii) necessary for the use and convenience of the occupants or users of development
1434 resulting from a development activity; and

1435 (iii) not identified or reimbursed as a system improvement.

1436 (b) "Project improvements" does not mean system improvements.

1437 (19) "State Tax Commission" means the State Tax Commission created in Section 59-1-201.

1438 (20)(a) "System improvements" means existing and future public facilities that are
1439 designed to provide services to service areas within the community at large.

1440 (b) "System improvements" does not mean project improvements.

1441 (21)(a) "Tax increment" means the difference between:

1442 (i) the amount of property tax revenue generated each tax year by a taxing entity from
1443 the area within a first home investment zone designated in the first home
1444 investment zone proposal as the area from which tax increment is to be collected,
1445 using the current assessed value and each taxing entity's current certified tax rate
1446 as defined in Section 59-2-924; and

1447 (ii) the amount of property tax revenue that would be generated from that same area
1448 using the base taxable value and each taxing entity's current certified tax rate as
1449 defined in Section 59-2-924.

1450 (b) "Tax increment" does not include property tax revenue from[:] a multicounty
1451 assessing and collecting levy or a county additional property tax described in Section
1452 59-2-1602.

1453 [(i) a multicounty assessing and collecting levy described in Subsection 59-2-1602
1454 (2); or]

1455 [(ii) a county additional property tax described in Subsection 59-2-1602(4).]

1456 (22) "Taxing entity" means the same as that term is defined in Section 17C-1-102.

1457 (23) "Unencumbered annual community reinvestment agency revenue" means tax
1458 increment revenue received by the agency for purposes identified in Title 17C, Limited
1459 Purpose Local Government Entities - Community Reinvestment Agency Act, that:
1460 (a) have not been designated or restricted for future qualified uses as approved by the
1461 agency board related to a specific project area; and
1462 (b) do not have a date certain by which the tax increment revenues will be used.

1463 Section 19. Section **63N-3-1701** is amended to read:

1464 **63N-3-1701 (Effective 05/06/26). Definitions.**

1465 As used in this part:

1466 (1) "Base taxable value" means the taxable value of land within a qualified development
1467 zone as shown upon the assessment roll last equalized during the property tax base year.

1468 (2) "Committee" means a major sporting event venue zone committee described in Section
1469 63N-3-1706.

1470 (3) "Creating entity" means a municipality or a county.

1471 (4) "Impacted primary area" means the land outside a major sporting event venue zone but
1472 within one mile of the boundary of the major sporting event venue zone.

1473 (5)(a) "Major sporting event venue" means a venue that has been or is proposed to be
1474 used for the Olympic Games, as confirmed by the Salt Lake City-Utah Committee for
1475 the Games, a site, arena, or facility along with supporting or adjacent structures [so
1476 long as] if the expected expenditures to construct, demolish, reconstruct, modify,
1477 upgrade, or expand the site, arena, or facility exceeds \$100,000,000.

1478 (b) "Major sporting event venue" includes structures where an international competition
1479 or professional athletic event is not taking place directly but where media, athletes,
1480 spectators, organizers, and officials associated with the international competition or
1481 professional athletic event are hosted in direct connection with the international
1482 competition or professional athletic event taking place at a location described in
1483 Subsection (5)(a).

1484 (6) "Major sporting event venue zone" means the land, as described in a proposal to create a
1485 major sporting event venue zone or a proposal to amend a major sporting event venue
1486 zone, or as approved by a committee for a major sporting event venue zone, upon which
1487 there are one or more major sporting event venues.

1488 (7) "Major sporting event venue zone revenue" means all the revenue captured by a creating
1489 entity for an area described in a major sporting event venue zone and if applicable the
1490 secondary project area, including:

1491 (a) property tax increment;
1492 (b) if applicable, local sales and use tax increment;
1493 (c) if applicable, accommodations tax;
1494 (d) if applicable, transient room tax; and
1495 (e) if applicable, resort communities sales and use tax and additional resort communities
1496 sales and use tax.

1497 (8) "Property tax base year" means, for each property tax increment collection period
1498 triggered within a qualified development zone or a proposed qualified development
1499 zone, the calendar year before the calendar year in which the property tax increment
1500 begins to be collected for the parcels triggered for that collection period.

1501 (9)(a) "Property tax increment" means the difference between:

1502 (i) the amount of property tax revenue generated each tax year by a taxing entity
1503 within a qualified development zone, or proposed qualified development zone,
1504 from which property tax increment is to be collected, using the current assessed
1505 value and each taxing entity's current certified tax rate as defined in Section
1506 59-2-924; and
1507 (ii) the amount of property tax revenue that would be generated from the area
1508 described in Subsection (9)(a)(i) using the base taxable value and each taxing
1509 entity's current certified tax rate as defined in Section 59-2-924.

1510 (b) "Property tax increment" does not include property tax revenue from[:] a
1511 multicounty assessing and collecting levy or a county additional property tax
1512 described in Section 59-2-1602.
1513 [(i) a multicounty assessing and collecting levy described in Subsection 59-2-1602(2);
1514 or]
1515 [(ii) a county additional property tax described in Subsection 59-2-1602(4).]

1516 (10) "Proposal" means a document, physical or electronic, developed by a creating entity:

1517 (a) outlining the need for a major sporting event venue zone;
1518 (b) describing the impacted primary area of a proposed major sporting event venue zone;
1519 (c) describing the proposed secondary project area of a proposed major sporting event
1520 venue zone, if any; and
1521 (d) submitted to a major sporting event venue zone committee.

1522 (11) "Qualified development zone" means the property within a major sporting event venue
1523 zone, and, if applicable, the secondary project area, as approved by the committee as
1524 described in this part.

1525 (12) "Sales and use tax base year" means a sales and use tax year determined by the first
1526 year pertaining to the tax imposed in Section 59-12-103 after the sales and use tax
1527 boundary for a major sporting event venue zone is established.

1528 (13)(a) "Sales and use tax boundary" means a boundary established as described in
1529 Sections 63N-3-1707 and 63N-3-1710, based on sales and use tax collection that
1530 corresponds as closely as reasonably practicable to the boundary of the major
1531 sporting event venue zone.

1532 (b) "Sales and use tax boundary" does not include land described in a secondary project
1533 area.

1534 (14) "Sales and use tax increment" means the difference between:

1535 (a) the amount of local sales and use tax revenue generated each year following the sales
1536 and use tax base year by the local sales and use tax from the area within a sales and
1537 use tax boundary from which local sales and use tax increment is to be collected; and
1538 (b) the amount of local sales and use tax revenue that was generated from within the
1539 sales and use tax boundary during the sales and use tax base year.

1540 (15)(a) "Secondary project area" means land, as described in a proposal to create a major
1541 sporting event venue zone or a proposal to amend a major sporting event venue zone,
1542 or as approved by a committee for a major sporting event venue zone:

1543 (i) located in the same jurisdiction as the creating entity for the major sporting event
1544 venue zone;
1545 (ii) located no more than two miles from the boundary of the major sporting event
1546 venue zone;
1547 (iii) connected to a major sporting event venue zone by a transportation system; and
1548 (iv) not exceeding 50 acres.

1549 (b) "Secondary project area" may include:

1550 (i) land that is not contiguous to the major sporting event venue zone, if the land
1551 designated in the secondary project area is the only or primary point of transit by
1552 which an individual may begin to access the major sporting event venue zone; and
1553 (ii) the land on which a connecting transportation system sits if the transportation
1554 system requires infrastructure that is permanently affixed to the land.

1555 (16) "Transportation system" means:

1556 (a) a street, alley, road, highway, pathway, or thoroughfares of any kind, including
1557 connected structures;
1558 (b) an airport or aerial transit infrastructure;

1559 (c) a public transit facility; or
1560 (d) any other modes or form of conveyance used by the public.

1561 **Section 20. Repealer.**

1562 This bill repeals:

1563 **Section 59-2-1603, Allocation of money in the Property Tax Valuation Fund -- Use of
1564 funds.**

1565 **Section 21. Effective Date.**

1566 This bill takes effect May 6, 2026.

1567 **Section 22. Retrospective operation.**

1568 The actions affecting the following sections have retrospective operation to January 1,
1569 2026:

1570 (1) Section 59-2-306.5;
1571 (2) Section 59-2-307;
1572 (3) Section 59-2-308;
1573 (4) Section 59-2-704;
1574 (5) Section 59-2-919.1 (Superseded 07/01/26);
1575 (6) Section 59-2-924.2;
1576 (7) Section 59-2-1601;
1577 (8) Section 59-2-1602;
1578 (9) Section 59-2-1603;
1579 (10) Section 59-2-1605;
1580 (11) Section 59-2-1606;
1581 (12) Section 59-2-2001;
1582 (13) Section 59-2-2002; and
1583 (14) Section 63I-2-259.