

## Highway Signage Amendments

## 2026 GENERAL SESSION

# STATE OF UTAH

## **Chief Sponsor: Calvin R. Musselman**

### House Sponsor:

## LONG TITLE

### **General Description:**

This bill amends certain restrictions on highway signage that is required to be relocated or remodeled because of the widening, construction, or reconstruction of a highway.

## **Highlighted Provisions:**

This bill:

- ▶ allows the owner of a sign that is relocated or remodeled due to the widening, construction, or reconstruction to:
  - exceed certain height limitations; and
  - proceed with remodeling and relocating 30 days after the day on which the owner of the sign has sent notice of the requested relocation or remodel parameters to the relevant local government; and
- ▶ makes technical changes.

## **Money Appropriated in this Bill:**

None

## Other Special Clauses:

This bill provides a special effective date.

## Utah Code Sections Affected:

## AMENDS:

**72-7-510**, as last amended by Laws of Utah 2025, Chapter 436

72-7-510.5, as last amended by Laws of Utah 2025, First Special Session, Chapter 15

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

Section 1. Section **72-7-510** is amended to read:

## 72-7-510 . Existing outdoor advertising not in conformity with part -- Procedure

## -- Eminent domain -- Compensation -- Relocation.

(1) As used in this section, "nonconforming sign" means a sign that has been erected in a zone or area other than commercial or industrial or where outdoor advertising is not

31                   permitted under this part.

32                   (2)(a) The department may acquire by gift, purchase, agreement, exchange, or eminent  
33                   domain, any existing outdoor advertising and all property rights pertaining to the  
34                   outdoor advertising which were lawfully in existence on May 9, 1967, and which by  
35                   reason of this part become nonconforming.

36                   (b) If the department, or any town, city, county, governmental entity, public utility, or  
37                   any agency or the United States Department of Transportation under this part,  
38                   prevents the maintenance as defined in Section 72-7-502, or requires that  
39                   maintenance of an existing sign be discontinued, the sign in question shall be  
40                   considered acquired by the entity and just compensation will become immediately  
41                   due and payable.

42                   (c) Eminent domain shall be exercised in accordance with the provision of Title 78B,  
43                   Chapter 6, Part 5, Eminent Domain.

44                   (3)(a) Just compensation shall be paid for outdoor advertising and all property rights  
45                   pertaining to the same, including the right of the landowner upon whose land a sign is  
46                   located, acquired through the processes of eminent domain.

47                   (b) For the purposes of this part, just compensation shall include the consideration of  
48                   damages to remaining properties, contiguous and noncontiguous, of an outdoor  
49                   advertising sign company's interest, which remaining properties, together with the  
50                   properties actually condemned, constituted an economic unit.

51                   (c) The department is empowered to remove signs found in violation of Section 72-7-508  
52                   without payment of any compensation.

53                   (4) Except as specifically provided in this section or Section 72-7-513, this part may not be  
54                   construed to permit a person to place or maintain any outdoor advertising adjacent to  
55                   any interstate or primary highway system which is prohibited by law or by any town,  
56                   city, or county ordinance. Any town, city, county, governmental entity, or public utility  
57                   which requires the removal, relocation, alteration, change, or termination of outdoor  
58                   advertising shall pay just compensation as defined in this part and in Title 78B, Chapter  
59                   6, Part 5, Eminent Domain.

60                   (5) Except as provided in Section 72-7-508, no sign shall be required to be removed by the  
61                   department nor sign maintenance as described in this section be discontinued unless at  
62                   the time of removal or discontinuance there are sufficient funds, from whatever source,  
63                   appropriated and immediately available to pay the just compensation required under this  
64                   section and unless at that time the federal funds required to be contributed under 23

65 U.S.C., Sec. 131, if any, with respect to the outdoor advertising being removed, have  
66 been appropriated and are immediately available to this state.

67 (6)(a) If any outdoor advertising use, structure, or permit may not be continued because  
68 of the widening, construction, or reconstruction along an interstate, federal aid  
69 primary highway existing as of June 1, 1991, or national highway systems highway,  
70 the owner shall have the option to relocate and remodel the use, structure, or permit  
71 to another location:

72 (i) within the same municipality or unincorporated county:

73 (A) on the same property;

74 (B) on adjacent property;

75 (C) on either side of the same highway; or

76 (D) mutually agreed upon by the owner and the county or municipality in which  
77 the use, structure, or permit is located; or

78 (ii) within a different municipality or unincorporated county mutually agreed upon by  
79 the owner and the different municipality or county.

80 (b) The relocation under Subsection (6)(a) shall be in a commercial or industrial zoned  
81 area or where outdoor advertising is permitted under this part.

82 (c) The county or municipality in which the use or structure is located or is to be  
83 relocated as described in Subsection (6)(a) or (6)(d) shall, if necessary, provide for  
84 the relocation and remodeling by ordinance for a special exception to its zoning  
85 ordinance.

86 [(d) ~~The relocateated and remodeled use or structure may be:~~]

87 [(i) ~~erected to a height and angle to make it clearly visible to traffic on the~~  
88 ~~main-traveled way of the highway to which it is relocateated or remodeled;~~]

89 [(ii) ~~the same size and at least the same height as the previous use or structure, but the~~  
90 ~~relocateated use or structure may not exceed the size and height permitted under this~~  
91 ~~part;~~]

92 [(iii) ~~relocateated to a comparable vehicular traffic count.~~]

93 (d) The owner of a relocateated or remodeled use or structure may elect to relocate or  
94 remodel the use or structure with one or more of the following characteristics:

95 (i)(A) erected to a height up to 65 feet above the ground;

96 (B) erected to a height of more than 65 feet above the ground in order to make the  
97 entire advertising content clearly visible on the main-traveled way of the  
98 highway to which the structure is relocateated or remodeled; or

(C) erected to the same height as the previous use or structure;

(ii) the same size as the previous use or structure, except that the relocated or remodeled use or structure may not exceed the size permitted under this part; or

(iii) relocated to a location with a comparable vehicular traffic count.

(e) For a relocated or remodeled use or structure described in this Subsection (6), the height restrictions described in Subsection 72-7-505(2) do not apply.

(a) The governmental entity, quasi-governmental entity, or public utility that causes the need for the outdoor advertising relocation or remodeling as provided in Subsection (6)(a) shall pay the costs related to the relocation, remodeling, or acquisition.

(b) If a governmental entity prohibits the relocation [and] or remodeling as provided in Subsection [(6)(a)(i), it] (6)(a) and (6)(d), the government entity shall pay just compensation as provided in Subsection (3).

(c) If an owner of a use, structure, or permit affected by widening, construction, or reconstruction as described in Subsection (6)(a) makes a written request to the municipality or county for approval to relocate or remodel the use or structure as described in Subsection (6), the owner may take the requested action, without further municipal or county approval, 30 days after the day on which the structure or use owner makes the written request.

Section 2. Section **72-7-510.5** is amended to read:

## **72-7-510.5 . Height adjustments for outdoor advertising signs.**

(1) If the view and readability of an outdoor advertising sign, including a sign that is a nonconforming sign as defined in Section 72-7-510, a noncomplying structure as defined in Sections 10-20-102 and 17-79-102, or a nonconforming use as defined in Sections 10-20-102 and 17-79-102 is obstructed due to a noise abatement or safety measure, grade change, construction, directional sign, highway widening, or aesthetic improvement made by an agency of this state, along an interstate, federal aid primary highway existing as of June 1, 1991, national highway systems highway, or state highway or by an improvement created on real property subsequent to the department's disposal of the property under Section 72-5-111, the owner of the sign may elect one or both of the following options:

advertising content of the sign clearly visible; or

(b) relocate the sign as follows:

(i) if the sign is located along an interstate, federal aid primary highway existing as of June 1, 1991, or national highway systems highway, relocate the sign to either side of the same highway, within the same municipality or unincorporated county, if the sign complies with the spacing requirements under Section 72-7-505 and is in a commercial or industrial zone;

[f(e)] (ii) if the sign is located along a state highway, relocate the sign to either side of the same highway, within the same municipality or unincorporated county, to a point within one mile of the sign's prior location, if the sign complies with the spacing requirements under Section 72-7-505 and is located in a commercial or industrial zone; or

[~~(d)~~] (iii) relocate the sign to a location that is mutually agreed upon by the owner and:

[~~(i)~~] (A) the same municipality or unincorporated county in which the obstructed sign is located; or

[~~(ii)~~] (B) any other municipality or unincorporated county.

(2) A height adjusted sign under this section does not constitute a substantial change to the sign.

(3) The county or municipality in which the obstructed sign is located or is to be relocated shall, if necessary, provide for the height adjustment or relocation by ordinance for a special exception to its zoning ordinance.

(4)(a) The height adjusted sign:

(i) may be erected:

(A) to a height to make the entire advertising content of the sign clearly visible;

(B) to an angle to make the entire advertising content of the sign clearly visible; and

(iii) shall be the same size as the previous sign.

(b) The provisions of Subsection (1)(a) and Subsection (4)(a) are [an exception] exceptions to the height requirements under Section 72.7.505.

### Section 3 Effective Date

This bill takes effect:

(1) except as provided in Subsection (2), May 6, 2026; or

(2) if approved by two-thirds of all members elected to each house:

167       (a) upon approval by the governor;  
168       (b) without the governor's signature, the day following the constitutional time limit of  
169        Utah Constitution, Article VII, Section 8; or  
170       (c) in the case of a veto, the date of veto override.