

1 **Single-family Home Rental Modifications**

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: John D. Johnson

House Sponsor:

2 **LONG TITLE**

3 **General Description:**

4 This bill addresses rentals of single-family homes.

5 **Highlighted Provisions:**

6 This bill:

- 7 ▶ defines terms, including "single-family home";
- 8 ▶ establishes a registration requirement for owners, including property managers, of
- 9 single-family homes used for rental;
- 10 ▶ imposes a penalty for failure to register;
- 11 ▶ requires notice of the registration requirement to be included with the 2026 property
- 12 valuation notice;
- 13 ▶ subjects an owner of 25 or more single-family homes used for rental to an excise tax per
- 14 home;
- 15 ▶ requires the Division of Real Estate to provide owners who register with information
- 16 about the excise tax and to share information about registered property with the county
- 17 assessors for purposes of verifying eligibility for the primary residential exemption;
- 18 ▶ creates a competitive grant program for a municipality to obtain funding to transition
- 19 single-family homes to owner-occupied homes;
- 20 ▶ schedules the repeal of the registration requirement, the excise tax, and the grant program
- 21 but requires legislative review before repeal; and
- 22 ▶ makes technical and conforming changes.

23 **Money Appropriated in this Bill:**

24 None

25 **Other Special Clauses:**

26 This bill provides a special effective date.

27 **Utah Code Sections Affected:**

28 AMENDS:

29 **59-2-919.1 (Effective 05/06/26) (Superseded 07/01/26)**, as last amended by Laws of

31 Utah 2025, Chapter 337
 32 **59-2-919.1 (Effective 07/01/26)**, as last amended by Laws of Utah 2025, Chapter 518
 33 **59-32-101 (Effective 05/06/26)**, as enacted by Laws of Utah 2025, Chapter 339
 34 **59-32-102 (Effective 05/06/26)**, as enacted by Laws of Utah 2025, Chapter 339
 35 **59-32-103 (Effective 05/06/26)**, as enacted by Laws of Utah 2025, Chapter 339
 36 **59-32-104 (Effective 05/06/26)**, as enacted by Laws of Utah 2025, Chapter 339
 37 **61-2-102 (Effective 05/06/26)**, as enacted by Laws of Utah 2010, Chapter 379
 38 **63I-1-259 (Effective 05/06/26)**, as last amended by Laws of Utah 2025, Chapter 270
 39 **63I-1-261 (Effective 05/06/26)**, as last amended by Laws of Utah 2024, Chapter 385
 40 **63I-1-263 (Effective 05/06/26)**, as last amended by Laws of Utah 2025, Chapters 391,
 41 512

42 ENACTS:

43 **59-32-201 (Effective 05/06/26)**, Utah Code Annotated 1953
 44 **59-32-202 (Effective 05/06/26)**, Utah Code Annotated 1953
 45 **59-32-203 (Effective 05/06/26)**, Utah Code Annotated 1953
 46 **61-2-301 (Effective 05/06/26)**, Utah Code Annotated 1953
 47 **61-2-302 (Effective 05/06/26)**, Utah Code Annotated 1953
 48 **63N-22-101 (Effective 05/06/26)**, Utah Code Annotated 1953
 49 **63N-22-102 (Effective 05/06/26)**, Utah Code Annotated 1953
 50 **63N-22-103 (Effective 05/06/26)**, Utah Code Annotated 1953

51 REPEALS:

52 **61-2-101 (Effective 05/06/26)**, as enacted by Laws of Utah 2010, Chapter 379

53

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

55 Section 1. Section **59-2-919.1** is amended to read:

56 **59-2-919.1 (Effective 05/06/26) (Superseded 07/01/26). Notice of property**
 57 **valuation and tax changes.**

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

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

62 (a) except as provided in Subsection [~~(5)~~] (6), be sent to all owners of real property by
 63 mail 10 or more days before the day on which:

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

- 65 (ii) the taxing entity holds a public hearing on the proposed increase in the certified
66 tax rate;
- 67 (b) be on a form that~~is~~:
- 68 (i) ~~approved by~~the commission approves; and
69 (ii) is uniform in content in all counties in the state; and
- 70 (c) contain for each property:
- 71 (i) the assessor's determination of the value of the property;
72 (ii) the taxable value of the property;
73 (iii) for property ~~assessed by~~the county assessor assesses:
- 74 (A) instructions on how the taxpayer may file an application with the county
75 board of equalization to appeal the valuation or equalization of the property
76 under Section 59-2-1004, including instructions for filing an application
77 through electronic means; and
- 78 (B) the deadline for the taxpayer to make an application to appeal the valuation or
79 equalization of the property under Section 59-2-1004;
- 80 (iv) for property ~~assessed by~~the commission assesses:
- 81 (A) instructions on how the taxpayer may file an application with the commission
82 for a hearing on an objection to the valuation or equalization of the property
83 under Section 59-2-1007;
- 84 (B) the deadline for the taxpayer to apply to the commission for a hearing on an
85 objection to the valuation or equalization of the property under Section
86 59-2-1007; and
- 87 (C) a statement that the taxpayer may not appeal the valuation or equalization of
88 the property to the county board of equalization;
- 89 (v) itemized tax information for all applicable taxing entities, including:
- 90 (A) the dollar amount of the taxpayer's tax liability for the property in the prior
91 year; and
- 92 (B) the dollar amount of the taxpayer's tax liability under the current rate;
- 93 (vi) the following, stated separately:
- 94 (A) the charter school levy described in Section 53F-2-703;
95 (B) the multicounty assessing and collecting levy described in Subsection
96 59-2-1602(2);
97 (C) the county assessing and collecting levy described in Subsection 59-2-1602(4);
98 (D) levies for debt service voted on by the public;

- 99 (E) levies imposed for special purposes under Section 10-6-133.4;
- 100 (F) the combined basic rate as defined in Section 53F-2-301; and
- 101 (G) if applicable, the annual payment described in Subsection 63H-1-501(4)(a);
- 102 (vii) the tax impact on the property;
- 103 (viii) the date, time, and place of the required public hearing for each entity;
- 104 (ix) property tax information pertaining to:
- 105 (A) taxpayer relief; and
- 106 (B) the residential exemption described in Section 59-2-103;
- 107 (x) information specifically authorized to be included on the notice under this chapter;
- 108 (xi) the last property review date of the property as described in ~~[Subsection~~
- 109 ~~59-2-303.1(1)(e)]~~ Section 59-2-303.1;
- 110 (xii) instructions on how the taxpayer may obtain additional information regarding
- 111 the valuation of the property, including the characteristics and features of the
- 112 property, from:
- 113 (A) a website maintained by the county; or
- 114 (B) the statewide web portal developed and maintained by the Multicounty
- 115 Appraisal Trust under Subsection 59-2-1606(5)(a) for uniform access to
- 116 property characteristics and features; and
- 117 (xiii) other information approved by the commission.
- 118 (3) If a taxing entity that is subject to the notice and hearing requirements of Subsection
- 119 59-2-919(4) proposes a tax increase, the notice described in Subsection (1) shall state, in
- 120 addition to the information required by Subsection (2):
- 121 (a) the dollar amount of the taxpayer's tax liability if the taxing entity approves the
- 122 proposed increase~~[is approved]~~;
- 123 (b) the difference between the dollar amount of the taxpayer's tax liability if the taxing
- 124 entity approves the proposed increase~~[is approved]~~ and the dollar amount of the
- 125 taxpayer's tax liability under the current rate, placed in close proximity to the
- 126 information described in Subsection (2)(c)(viii);
- 127 (c) the percentage increase that the dollar amount of the taxpayer's tax liability under the
- 128 proposed tax rate represents as compared to the dollar amount of the taxpayer's tax
- 129 liability under the current tax rate; and
- 130 (d) for each taxing entity proposing a tax increase, the dollar amount of additional ad
- 131 valorem tax revenue, as defined in Section 59-2-919, that would be generated each
- 132 year if the taxing entity approves the proposed tax increase~~[is approved]~~.

- 133 (4) In addition to any other tax relief information required under Subsection (2)(c)(ix)(A), a
134 notice sent to a residential property shall:
- 135 (a) state, "If you are 65 years old or older, disabled, or experiencing extreme hardship,
136 and this property is your primary residence, you may be eligible to defer payment of
137 this property tax."; and
- 138 (b) include a telephone number, or a website address on which a telephone number is
139 prominently listed, that the property owner may call to obtain additional information
140 about applying for a deferral.
- 141 (5) A county shall include with the notice provided on or before July 22, 2026, information
142 about the requirement for an owner of a single-family home used as a rental to register
143 in accordance with Section 61-2-302.
- 144 [~~(5)~~] (6)(a) Subject to the other provisions of this Subsection [~~(5)~~] (6), a county auditor
145 may provide, at the county auditor's discretion, the notice required by this section to a
146 taxpayer by electronic means if a taxpayer makes an election, according to
147 procedures [~~determined by~~]the county auditor determines, to receive the notice by
148 electronic means.
- 149 (b)(i) If a county auditor sends a notice required by this section by electronic means,
150 the county auditor shall attempt to verify whether a taxpayer receives the notice.
- 151 (ii) If the county auditor cannot verify receipt of the notice sent by electronic means
152 14 days or more before the county board of equalization meets and the taxing
153 entity holds a public hearing on a proposed increase in the certified tax rate, the
154 county auditor shall send the notice required by this section by mail as provided in
155 Subsection (2).
- 156 (c) A taxpayer may revoke an election to receive the notice required by this section by
157 electronic means if the taxpayer provides written notice to the county auditor on or
158 before April 30.
- 159 (d) An election or a revocation of an election under this Subsection [~~(5)~~] (6):
- 160 (i) does not relieve a taxpayer of the duty to pay a tax due under this chapter on or
161 before the due date for paying the tax; or
- 162 (ii) does not alter the requirement that a taxpayer appealing the valuation or the
163 equalization of the taxpayer's real property submit the application for appeal
164 within the time period provided in Subsection 59-2-1004(3).
- 165 (e) A county auditor shall provide the notice required by this section as provided in
166 Subsection (2), until a taxpayer makes a new election in accordance with this

- 167 Subsection ~~[(5)]~~ (6), if:
- 168 (i) the taxpayer revokes an election in accordance with Subsection ~~[(5)(e)]~~ (6)(c) to
- 169 receive the notice required by this section by electronic means; or
- 170 (ii) the county auditor finds that the taxpayer's electronic contact information is
- 171 invalid.
- 172 (f) A person is considered to be a taxpayer for purposes of this Subsection ~~[(5)]~~ (6)
- 173 regardless of whether the property that is the subject of the notice required by this
- 174 section is exempt from taxation.

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

176 **59-2-919.1 (Effective 07/01/26). Notice of property valuation and tax changes.**

- 177 (1) In addition to the notice requirements of Section 59-2-919, the county auditor, on or
- 178 before July 22 of each year, shall notify each owner of real estate who is listed on the
- 179 assessment roll.
- 180 (2) The notice described in Subsection (1) shall:
- 181 (a) except as provided in Subsection ~~[(5)]~~ (6), be sent to all owners of real property by
- 182 mail 10 or more days before the day on which:
- 183 (i) the county board of equalization meets; and
- 184 (ii) the taxing entity holds a public hearing on the proposed increase in the certified
- 185 tax rate;
- 186 (b) be on a form that ~~[is]~~:
- 187 (i) ~~[approved by]~~the commission approves; and
- 188 (ii) is uniform in content in all counties in the state; and
- 189 (c) contain for each property:
- 190 (i) the assessor's determination of the value of the property;
- 191 (ii) the taxable value of the property;
- 192 (iii) for property ~~[assessed by]~~the county assessor assesses:
- 193 (A) instructions on how the taxpayer may file an application with the county
- 194 board of equalization to appeal the valuation or equalization of the property
- 195 under Section 59-2-1004, including instructions for filing an application
- 196 through electronic means; and
- 197 (B) the deadline for the taxpayer to make an application to appeal the valuation or
- 198 equalization of the property under Section 59-2-1004;
- 199 (iv) for property ~~[assessed by]~~the commission assesses:
- 200 (A) instructions on how the taxpayer may file an application with the commission

- 201 for a hearing on an objection to the valuation or equalization of the property
202 under Section 59-2-1007;
- 203 (B) the deadline for the taxpayer to apply to the commission for a hearing on an
204 objection to the valuation or equalization of the property under Section
205 59-2-1007; and
- 206 (C) a statement that the taxpayer may not appeal the valuation or equalization of
207 the property to the county board of equalization;
- 208 (v) itemized tax information for all applicable taxing entities, including:
- 209 (A) the dollar amount of the taxpayer's tax liability for the property in the prior
210 year; and
- 211 (B) the dollar amount of the taxpayer's tax liability under the current rate;
- 212 (vi) the following, stated separately:
- 213 (A) the charter school levy described in Section 53F-2-703;
- 214 (B) the multicounty assessing and collecting levy described in Subsection
215 59-2-1602(2);
- 216 (C) the county assessing and collecting levy described in Subsection 59-2-1602(4);
- 217 (D) levies for debt service voted on by the public;
- 218 (E) levies imposed for special purposes under Section 10-6-133.4;
- 219 (F) the minimum basic tax rate as defined in Section 53F-2-301; and
- 220 (G) if applicable, the annual payment described in Subsection 63H-1-501(4)(a);
- 221 (vii) the tax impact on the property;
- 222 (viii) the date, time, and place of the required public hearing for each entity;
- 223 (ix) property tax information pertaining to:
- 224 (A) taxpayer relief; and
- 225 (B) the residential exemption described in Section 59-2-103;
- 226 (x) information specifically authorized to be included on the notice under this chapter;
- 227 (xi) the last property review date of the property as described in [~~Subsection~~
228 59-2-303.1(1)(e)] Section 59-2-303.1;
- 229 (xii) instructions on how the taxpayer may obtain additional information regarding
230 the valuation of the property, including the characteristics and features of the
231 property, from:
- 232 (A) a website maintained by the county; or
- 233 (B) the statewide web portal developed and maintained by the Multicounty
234 Appraisal Trust under Subsection 59-2-1606(5)(a) for uniform access to

- 235 property characteristics and features; and
- 236 (xiii) other information approved by the commission.
- 237 (3) If a taxing entity that is subject to the notice and hearing requirements of Subsection
- 238 59-2-919(4) proposes a tax increase, the notice described in Subsection (1) shall state, in
- 239 addition to the information required by Subsection (2):
- 240 (a) the dollar amount of the taxpayer's tax liability if the taxing entity approves the
- 241 proposed increase~~[is approved]~~;
- 242 (b) the difference between the dollar amount of the taxpayer's tax liability if the taxing
- 243 entity approves the proposed increase~~[is approved]~~ and the dollar amount of the
- 244 taxpayer's tax liability under the current rate, placed in close proximity to the
- 245 information described in Subsection (2)(c)(viii);
- 246 (c) the percentage increase that the dollar amount of the taxpayer's tax liability under the
- 247 proposed tax rate represents as compared to the dollar amount of the taxpayer's tax
- 248 liability under the current tax rate; and
- 249 (d) for each taxing entity proposing a tax increase, the dollar amount of additional ad
- 250 valorem tax revenue, as defined in Section 59-2-919, that would be generated each
- 251 year if the taxing entity approves the proposed tax increase~~[is approved]~~.
- 252 (4) In addition to any other tax relief information required under Subsection (2)(c)(ix)(A), a
- 253 notice sent to a residential property shall:
- 254 (a) state, "If you are 65 years old or older, disabled, or experiencing extreme hardship,
- 255 and this property is your primary residence, you may be eligible to defer payment of
- 256 this property tax."; and
- 257 (b) include a telephone number, or a website address on which a telephone number is
- 258 prominently listed, that the property owner may call to obtain additional information
- 259 about applying for a deferral.
- 260 (5) A county shall include with the notice provided on or before July 22, 2026, information
- 261 about the requirement for an owner of a single-family home used as a rental to register
- 262 in accordance with Section 61-2-302.
- 263 ~~[(5)]~~ (6)(a) Subject to the other provisions of this Subsection ~~[(5)]~~ (6), a county auditor
- 264 may provide, at the county auditor's discretion, the notice required by this section to a
- 265 taxpayer by electronic means if a taxpayer makes an election, according to
- 266 procedures ~~[determined by]~~the county auditor determines, to receive the notice by
- 267 electronic means.
- 268 (b)(i) If a county auditor sends a notice required by this section by electronic means,

- 269 the county auditor shall attempt to verify whether a taxpayer receives the notice.
- 270 (ii) If the county auditor cannot verify receipt of the notice sent by electronic means
271 14 days or more before the county board of equalization meets and the taxing
272 entity holds a public hearing on a proposed increase in the certified tax rate, the
273 county auditor shall send the notice required by this section by mail as provided in
274 Subsection (2).
- 275 (c) A taxpayer may revoke an election to receive the notice required by this section by
276 electronic means if the taxpayer provides written notice to the county auditor on or
277 before April 30.
- 278 (d) An election or a revocation of an election under this Subsection [~~(5)~~] (6):
- 279 (i) does not relieve a taxpayer of the duty to pay a tax due under this chapter on or
280 before the due date for paying the tax; or
- 281 (ii) does not alter the requirement that a taxpayer appealing the valuation or the
282 equalization of the taxpayer's real property submit the application for appeal
283 within the time period provided in Subsection 59-2-1004(3).
- 284 (e) A county auditor shall provide the notice required by this section as provided in
285 Subsection (2), until a taxpayer makes a new election in accordance with this
286 Subsection [~~(5)~~] (6), if:
- 287 (i) the taxpayer revokes an election in accordance with Subsection [~~(5)(e)~~] (6)(c) to
288 receive the notice required by this section by electronic means; or
- 289 (ii) the county auditor finds that the taxpayer's electronic contact information is
290 invalid.
- 291 (f) A person is considered to be a taxpayer for purposes of this Subsection [~~(5)~~] (6)
292 regardless of whether the property that is the subject of the notice required by this
293 section is exempt from taxation.

294 Section 3. Section **59-32-101** is amended to read:

295 **Part 1. Oil and Gas Production Mitigation Tax Act**

296 **59-32-101 (Effective 05/06/26). Definitions.**

297 As used in this [chapter] part:

- 298 (1) "Barrel" means an amount equal to 42 gallons of oil at atmospheric pressure and at a
299 temperature of 60 degrees Fahrenheit.
- 300 (2) "Condensate" means hydrocarbons, regardless of gravity, that occur naturally in the
301 gaseous phase in the reservoir and are separated from the natural gas as liquids through
302 the process of condensation either in the reservoir, in the wellbore, or at the surface in

- 303 field separators.
- 304 (3) "Crude oil" means hydrocarbons, regardless of gravity, that occur naturally in the liquid
305 phase in the reservoir and are produced at the wellhead in liquid form.
- 306 (4) "Development well" means the same [at] as that term is defined in Section 59-5-101.
- 307 (5)(a) "Gas" means:
- 308 (i) natural gas;
- 309 (ii) natural gas liquids; or
- 310 (iii) any mixture of natural gas and natural gas liquids.
- 311 (b) "Gas" does not include any gaseous or liquid substance processed from coal, oil
312 shale, tar sands, or any other hydrocarbon substance that occurs naturally in solid
313 form.
- 314 (6) "MCF" means an amount equal to 1,000 cubic feet of gas at a pressure of 14.73 pounds
315 per square inch and at a temperature of 60 degrees Fahrenheit.
- 316 (7) "Natural gas" means hydrocarbons, other than oil and natural gas liquids, that occur
317 naturally in the gaseous phase in the reservoir and are produced and recovered at the
318 wellhead in gaseous form.
- 319 (8) "Natural gas liquids" means hydrocarbons, regardless of gravity, that are separated from
320 natural gas as liquids in gas processing plants through the process of condensation,
321 absorption, adsorption, or other methods.
- 322 (9)(a) "Oil" means:
- 323 (i) crude oil;
- 324 (ii) condensate; or
- 325 (iii) any mixture of crude oil and condensate.
- 326 (b) "Oil" does not include any gaseous or liquid substance processed from coal, oil
327 shale, tar sands, or any other hydrocarbon substance that occurs naturally in solid
328 form.
- 329 (10)(a) "Oil or gas mitigation fee" means any fee or tax, whether one-time or ongoing,
330 that [~~is imposed by~~] a county imposes on oil or gas producers for purposes of
331 mitigating the direct impacts of oil or gas production on county roads.
- 332 (b) "Oil or gas mitigation fee" includes:
- 333 (i) a transportation service fee or other fee established under Title 17, Chapter 27a,
334 County Land Use, Development, and Management Act, meeting the requirements
335 of Subsection (10)(a); and
- 336 (ii) an impact fee established under Title 11, Chapter 36a, Impact Fees Act, meeting

- 337 the requirements of Subsection (10)(a).
- 338 (c) "Oil or gas mitigation fee" does not include the tax imposed by this ~~[chapter]~~ part.
- 339 (11) "Produced" means extracted at the wellhead.
- 340 (12) "Producer" means the operator of the well from which oil or gas is produced.
- 341 (13) "Qualifying road" means a paved public road that is:
- 342 (a) a class B road as described in Section 72-3-103; or
- 343 (b) a class C road as described in Section 72-3-104.
- 344 (14) "Qualifying special service district" means a special service district under Title 17D,
- 345 Chapter 1, Special Service District Act, that provides construction, repair, maintenance,
- 346 or improvements for public roads.
- 347 (15) "Recipient county" means a county that receives revenue collected from the tax
- 348 imposed by this ~~[chapter]~~ part.
- 349 (16) "Stripper well" means the same as that term is defined in Section 59-5-101.
- 350 (17) "Wildcat well" means the same as that term is defined in Section 59-5-101.
- 351 Section 4. Section **59-32-102** is amended to read:
- 352 **59-32-102 (Effective 05/06/26). Imposition of local impact mitigation tax -- Rate**
- 353 **-- Exemptions -- Shipment out-of-state -- Stockpiling -- Relation to other taxes --**
- 354 **Prohibition on county imposition of oil or gas mitigation fee.**
- 355 (1)(a) Except as provided in Subsection (2), a local impact mitigation tax is imposed at
- 356 the rate specified in Subsection (1)(b) on the total volume of oil and gas that is:
- 357 (i) produced within the state on or after January 1, 2026, and before January 1, 2029;
- 358 and
- 359 (ii)(A) saved;
- 360 (B) sold; or
- 361 (C) transported from the field from which the oil or gas was produced.
- 362 (b) The rate of the tax ~~[under this chapter]~~ is:
- 363 (i) 5 cents per barrel of oil described in Subsection (1)(a); and
- 364 (ii) 1/4 cent per MCF of gas described in Subsection (1)(a).
- 365 (2) The tax under this ~~[chapter]~~ part does not apply to:
- 366 (a) oil or gas produced by the United States;
- 367 (b) oil or gas produced by the state or a political subdivision of the state;
- 368 (c) oil or gas produced by an Indian or Indian tribe as defined in Section 9-9-101 from
- 369 land under the jurisdiction of the United States;
- 370 (d) oil or gas produced from a stripper well;

- 371 (e) oil or gas produced from a wildcat well during the first 12 months of well production;
 372 (f) oil or gas produced from a development well during the first six months of well
 373 production; or
 374 (g) gas produced or consumed for the purpose of processing oil or gas to a marketable
 375 state by removing natural gas liquids or contaminants.
- 376 (3) If oil or gas is shipped outside the state:
 377 (a) the shipment constitutes a sale; and
 378 (b) the oil or gas is subject to the tax imposed by this ~~[chapter]~~ part.
- 379 (4)(a) Except as provided in Subsection (4)(b), if oil or gas is stockpiled, the tax under
 380 this ~~[chapter]~~ part is not imposed until the oil or gas is:
 381 (i) sold;
 382 (ii) transported; or
 383 (iii) delivered.
- 384 (b) If oil or gas is stockpiled for more than two years, the oil or gas is subject to the tax
 385 imposed by this ~~[chapter]~~ part.
- 386 (5) The tax under this ~~[chapter]~~ part:
 387 (a) is separate from and in addition to all other taxes provided by law, including the
 388 severance tax imposed under Chapter 5, Part 1, Oil and Gas Severance Tax;
 389 (b) does not affect the requirements applicable to the severance tax imposed under
 390 Chapter 5, Part 1, Oil and Gas Severance Tax, including the requirements for the
 391 disposition of severance tax revenue under Sections 59-5-116 and 59-5-119; and
 392 (c) is not a severance tax for purposes of Utah Constitution, Article XIII, Section 5,
 393 Subsection (9).
- 394 (6) Unless specifically authorized by statute, a county may not impose an oil or gas
 395 mitigation fee.

396 Section 5. Section **59-32-103** is amended to read:

397 **59-32-103 (Effective 05/06/26). Payment of tax -- Revenue distribution --**

398 **Expenditure of tax revenue -- Administration.**

- 399 (1)(a) The producer of oil or gas subject to the tax imposed by this ~~[chapter shall be paid]~~
 400 part shall pay the tax:
 401 (i) ~~[by the producer of oil or gas subject to the tax]~~to the commission; and
 402 (ii) on a quarterly basis on or before the last day of the month following each
 403 calendar quarterly period electronically in a manner ~~[prescribed by]~~the
 404 commission approves.

- 405 (b) For purposes of this Subsection (1), the commission may require necessary
406 information from producers regarding oil or gas production.
- 407 (2) The commission shall distribute the revenue collected from the tax under this [~~chapter~~]
408 part:
- 409 (a) to the county within which the revenue is collected from oil or gas production; and
410 (b) within 60 days from the date on which the tax is paid.
- 411 (3)(a)(i) If a county has created a qualifying special service district, the county
412 treasurer shall transfer the revenue distributed to the county under Subsection (2)
413 to the qualifying special service district.
- 414 (ii) A qualifying special service district described in Subsection (3)(a)(i) shall expend
415 the revenue as provided in Subsection (4).
- 416 (b)(i) If a county has not created a qualifying special service district, the county
417 treasurer shall deposit the revenue distributed to the county under Subsection (2)
418 into a special revenue fund that is created to hold the revenue and is separate from
419 the county's general fund.
- 420 (ii) A county described in Subsection (3)(b)(i) shall expend the revenue as provided
421 in Subsection (4).
- 422 (4) The revenue collected from the tax under this [~~chapter~~] part may only be expended for
423 transportation projects that mitigate the direct impacts of oil or gas production on
424 qualifying roads located within the recipient county.
- 425 (5) The commission shall:
- 426 (a) administer, collect, and enforce the tax under this [~~chapter~~] part in accordance with
427 Chapter 1, General Taxation Policies; and
- 428 (b) retain and deposit an administrative charge in accordance with Section 59-1-306
429 from the revenue the commission collects from the tax under this [~~chapter~~] part.
- 430 Section 6. Section **59-32-104** is amended to read:
- 431 **59-32-104 (Effective 05/06/26). County report to Legislature.**
- 432 (1) Each recipient county shall submit a written report to the Natural Resources,
433 Agriculture, and Environment Interim Committee on or before September 1, 2029.
- 434 (2) The report described in Subsection (1) shall include:
- 435 (a) an accounting of the county's use of revenue received by the county from the tax
436 under this [~~chapter~~] part, including information regarding each transportation project
437 for which the revenue has provided funding;
- 438 (b) for each transportation project described under Subsection (2)(a):

- 439 (i) an explanation as to how the transportation project mitigates the direct impacts of
 440 oil or gas production on qualifying roads located within the county; and
 441 (ii) a description of any other funding sources in addition to the revenue from the tax
 442 under this chapter; and
 443 (c) any recommendations for legislative action to reauthorize the tax for the purpose
 444 described in Subsection 59-32-103(4).
 445 (3) The Natural Resources, Agriculture, and Environment Interim Committee shall:
 446 (a) study any recommendations provided by a recipient county under Subsection (2)(c);
 447 and
 448 (b) if the Natural Resources, Agriculture, and Environment Interim Committee decides
 449 to recommend legislative action to the Legislature, prepare legislation for
 450 consideration by the Legislature in the next general session.

451 Section 7. Section **59-32-201** is enacted to read:

452 **Part 2. Single-family Housing Rental Excise Tax**

453 **59-32-201 (Effective 05/06/26). Definitions.**

454 As used in this part, "single-family home" means a detached residential structure,
 455 designed to be occupied by an individual household, that the owner rents or will rent during
 456 the calendar year.

457 Section 8. Section **59-32-202** is enacted to read:

458 **59-32-202 (Effective 05/06/26). Imposition of excise tax.**

459 (1) Beginning in 2027, an owner that owns, in whole or in part, 25 or more single-family
 460 homes in the state is subject to an annual tax equal to:

- 461 (a) for 25 to 29 single-family homes, \$2,000 for each single-family home;
 462 (b) for 30 to 49 single-family homes:
 463 (i) \$2,000 for each of the first five single-family homes; and
 464 (ii) \$4,000 for each single-family home above 29; and
 465 (c) for 50 or more single-family homes:
 466 (i) \$2,000 for each of the first five single-family homes;
 467 (ii) \$4,000 for each of the next 20 single-family homes; and
 468 (iii) \$6,000 for each single-family home above 49.

469 (2)(a) An owner shall calculate the amount of tax due based on the number of
 470 single-family homes the owner owns, in whole or in part, on January 1.

471 (b) The tax is due on April 15 of each year.

472 (3) An owner shall submit a return and remit the tax this section imposes:

- 473 (a) on or before the due date; and
 474 (b) in an electronic format the commission approves.
 475 (4) An owner shall retain records to determine the amount of tax due for the same time
 476 period a person is required to keep books and records under Section 59-1-1406.

477 Section 9. Section **59-32-203** is enacted to read:

478 **59-32-203 (Effective 05/06/26). Administration of tax -- Distribution of revenue**
 479 **-- Uses.**

- 480 (1) Except as provided in Subsection (2), the commission shall administer, collect, and
 481 enforce a tax under this chapter in accordance with Chapter 1, General Taxation Policies.
 482 (2) The commission shall transfer annually to the Division of Real Estate an amount equal
 483 to the lesser of:
 484 (a) 1.5% of the revenue the commission collects under this part; or
 485 (b) the amount sufficient to cover the cost to the Division of Real Estate for
 486 administering the Residential Rental Property Registration Act.
 487 (3) The commission shall deposit the revenue the commission collects, after making the
 488 transfer described in Subsection (2), into the Housing Transition Redevelopment Fund
 489 created in Section 63N-22-102.

490 Section 10. Section **61-2-102** is amended to read:

491 **61-2-102 (Effective 05/06/26). Definitions.**

492 As used in this chapter:

- 493 (1) "Corporation" means the same as that term is defined in Section 59-7-101.
 494 (2) "Department" means the Department of Commerce.
 495 [~~2~~] (3) "Director" means the director of the division appointed under Section 61-2-201.
 496 [~~3~~] (4) "Division" means the Division of Real Estate created in Section 61-2-201.
 497 [~~4~~] (5) "Executive director" means the executive director of the department appointed
 498 under Section 13-1-3.
 499 (6) "Owner" means:
 500 (a) an individual that reports income or loss from the rental of at least one single-family
 501 home on a federal or state income tax return; or
 502 (b) if an individual described in Subsection (6)(a) uses a property manager for property
 503 management, the property manager.
 504 (7) "Pass-through entity taxpayer" means the same as that term is defined in Section
 505 59-10-1402.
 506 (8) "Property management" means the same as that term is defined in Section 61-2f-102.

- 507 (9) "Property manager" means the same as that term is defined in Section 61-2f-102.
 508 (10) "Single-family home" means a detached residential structure, designed to be occupied
 509 by an individual household.

510 Section 11. Section **61-2-301** is enacted to read:

511 **Part 3. Residential Rental Property Registration Act**

512 **61-2-301 (Effective 05/06/26). Registration -- Penalty -- Notice to county**
 513 **assessors.**

514 (1) An owner shall register with the division each single-family home that the owner rents
 515 or manages in the state on or before the later of:

516 (a) October 1, 2026; or

517 (b) 30 days after the day on which the owner rents the single-family home in the state.

518 (2) The registration shall include:

519 (a) the county and parcel identification number for each single-family home used as a
 520 rental; and

521 (b) the name and identifying information, including mailing address or electronic
 522 address, of each corporation, pass-through entity taxpayer, or individual that receives
 523 income or loss from each single-family home used as a rental.

524 (3)(a) An owner shall update a registration if the owner:

525 (i) no longer owns a previously registered single-family home; or

526 (ii) stops renting a previously registered single-family home for a period of more than
 527 three months.

528 (b) The owner shall update the registration within 30 days after the day on which:

529 (i) the owner sells the single-family home, or an interest in the single-family home; or

530 (ii) the three-month period of non-rental ends.

531 (4)(a) An owner is subject to a penalty of \$100 for each month that the owner fails to
 532 register each single-family home.

533 (b) The division shall remit penalties to the Division of Finance for deposit into the
 534 Housing Transition Redevelopment Fund created in Section 63N-22-102.

535 (5) The division shall provide the address of each single-family home that an owner
 536 registers in accordance with this section to the county assessors for purposes of verifying
 537 compliance with Subsection 59-2-103.5(5).

538 Section 12. Section **61-2-302** is enacted to read:

539 **61-2-302 (Effective 05/06/26). Notice of tax obligation.**

540 (1)(a) The division shall provide notice of the obligation to pay the excise tax imposed

541 under Section 59-32-202:

542 (i) through signage at any physical or electronic address at which an owner may
 543 register in accordance with Section 61-2-301; and

544 (ii) by mail, or with the owner's consent, electronic mail, to any owner the division
 545 identifies as renting 25 or more single-family homes in the state.

546 (b) The division is not liable for mistakes in identifying an owner that rents 25 or more
 547 single-family homes in the state.

548 (2) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the
 549 division may make rules to administer the notice requirements of this section.

550 Section 13. Section **63I-1-259** is amended to read:

551 **63I-1-259 (Effective 05/06/26). Repeal dates: Title 59.**

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

555 (2) Section 59-2-1603, Allocation of money in the Property Tax Valuation Fund -- Use of
 556 funds, is repealed July 1, 2030.

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

558 (4) Section 59-7-618.1, Tax credit related to alternative fuel heavy duty vehicles, is
 559 repealed July 1, 2029.

560 (5) Section 59-9-102.5, Offset for occupational health and safety related donations, is
 561 repealed December 31, 2030.

562 (6) Section 59-10-1033.1, Tax credit related to alternative fuel heavy duty vehicles, is
 563 repealed July 1, 2029.

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

566 (8) Title 59, Chapter 32, Part 2, Single-family Housing Rental Excise Tax, is repealed July
 567 1, 2032.

568 Section 14. Section **63I-1-261** is amended to read:

569 **63I-1-261 (Effective 05/06/26). Repeal dates: Title 61.**

570 (1) Title 61, Chapter 2, Part 3, Residential Rental Property Registration Act, is repealed
 571 July 1, 2032.

572 (2) Section 61-2c-104, Residential Mortgage Regulatory Commission, is repealed July
 573 1, 2031.

574 Section 15. Section **63I-1-263** is amended to read:

- 575 **63I-1-263 (Effective 05/06/26). Repeal dates: Titles 63A to 63O.**
- 576 (1) Title 63C, Chapter 4a, Constitutional and Federalism Defense Act, is repealed July 1,
577 2028.
- 578 (2) Title 63C, Chapter 18, Behavioral Health Crisis Response Committee, is repealed
579 December 31, 2026.
- 580 (3) Title 63C, Chapter 25, State Finance Review Commission, is repealed July 1, 2027.
- 581 (4) Title 63C, Chapter 27, Cybersecurity Commission, is repealed July 1, 2032.
- 582 (5) Title 63C, Chapter 28, Ethnic Studies Commission, is repealed July 1, 2026.
- 583 (6) Title 63C, Chapter 31, State Employee Benefits Advisory Commission, is repealed July
584 1, 2028.
- 585 (7) Section 63G-6a-805, Purchase from community rehabilitation programs, is repealed
586 July 1, 2026.
- 587 (8) Title 63G, Chapter 21, Agreements to Provide State Services, is repealed July 1, 2028.
- 588 (9) Title 63H, Chapter 4, Heber Valley Historic Railroad Authority, is repealed July 1, 2029.
- 589 (10) Subsection 63J-1-602.2(16), related to the Communication Habits to reduce
590 Adolescent Threats (CHAT) Pilot Program, is repealed July 1, 2029.
- 591 (11) Subsection 63J-1-602.2(26), regarding the Utah Seismic Safety Commission, is
592 repealed January 1, 2025.
- 593 (12) Section 63L-11-204, Canyon resource management plan, is repealed July 1, 2027.
- 594 (13) Title 63L, Chapter 11, Part 4, Resource Development Coordinating Committee, is
595 repealed July 1, 2027.
- 596 (14) Title 63M, Chapter 7, Part 7, Domestic Violence Offender Treatment Board, is
597 repealed July 1, 2027.
- 598 (15) Section 63M-7-902, Creation -- Membership -- Terms -- Vacancies -- Expenses, is
599 repealed July 1, 2029.
- 600 (16) Title 63M, Chapter 11, Utah Commission on Aging, is repealed July 1, 2026.
- 601 (17) Title 63N, Chapter 2, Part 2, Enterprise Zone Act, is repealed July 1, 2028.
- 602 (18) Subsection 63N-2-511(1)(b), regarding the Board of Tourism Development, is
603 repealed July 1, 2030.
- 604 (19) Section 63N-2-512, Hotel Impact Mitigation Fund, is repealed July 1, 2028.
- 605 (20) Title 63N, Chapter 3, Part 9, Strategic Innovation Grant Pilot Program, is repealed July
606 1, 2027.
- 607 (21) Title 63N, Chapter 3, Part 11, Manufacturing Modernization Grant Program, is
608 repealed July 1, 2028.

- 609 (22) Title 63N, Chapter 4, Part 4, Rural Employment Expansion Program, is repealed July
610 1, 2028.
- 611 (23) Section 63N-4-804, Rural Opportunity Advisory Committee, is repealed July 1, 2027.
- 612 (24) Subsection 63N-4-805(5)(b), regarding the Rural Employment Expansion Program, is
613 repealed July 1, 2028.
- 614 (25) Subsection 63N-7-101(1), regarding the Board of Tourism Development, is repealed
615 July 1, 2030.
- 616 (26) Subsection 63N-7-102(3)(c), regarding a requirement for the Utah Office of Tourism
617 to receive approval from the Board of Tourism Development, is repealed July 1, 2030.
- 618 (27) Title 63N, Chapter 7, Part 2, Board of Tourism Development, is repealed July 1, 2030.
- 619 (28) Title 63N, Chapter 22, Housing Transition Redevelopment Grant Program, is repealed
620 July 1, 2032.
- 621 Section 16. Section **63N-22-101** is enacted to read:
- 622 **CHAPTER 22. Housing Transition Redevelopment Grant Program**
- 623 **63N-22-101 (Effective 05/06/26). Definitions.**
- 624 As used in this chapter:
- 625 (1) "Attainable home" means a single-family home that costs the purchaser no more than
626 the amount a qualifying residential unit may be purchased for in accordance with
627 Section 63H-8-501.
- 628 (2) "Deed-restricted property" means an attainable home that is subject to a recorded
629 covenant running with the land that requires the property to be an owner-occupied
630 single-family home.
- 631 (3) "Fund" means the Housing Transition Redevelopment Fund created in Section
632 63N-22-102.
- 633 (4) "Grant program" means the Housing Transition Redevelopment Grant Program created
634 in Section 63N-22-103.
- 635 (5) "Institutional investor" means a person that reports income or loss from the rental of at
636 least 25 single-family homes in the state on the federal or state income tax return.
- 637 (6) "Municipality" means the same as that term is defined in Section 10-1-104.
- 638 (7) "Owner-occupied" means an owner uses as a primary residence for at least 10 months of
639 the calendar year.
- 640 (8) "Project area" means the same as that term is defined in Section 17C-1-102.
- 641 (9) "Qualified transition zone" means:
- 642 (a) a geographic area in which one or more institutional owners own, in whole or in part,

643 at least 25% of the single-family homes; or

644 (b) a project area.

645 (10) "Single-family home" means a detached residential structure, designed to be occupied
646 by an individual household.

647 Section 17. Section **63N-22-102** is enacted to read:

648 **63N-22-102 (Effective 05/06/26). Housing Transition Redevelopment Fund.**

649 (1) There is created an expendable special revenue fund, known as the "Housing Transition
650 Redevelopment Fund."

651 (2) The fund shall consist of:

652 (a) tax revenue from the excise tax imposed by Section 59-32-202; and

653 (b) penalties the Division of Real Estate imposes and deposits in accordance with
654 Section 61-2-301.

655 (3) The office shall use money in the fund for the grant program.

656 Section 18. Section **63N-22-103** is enacted to read:

657 **63N-22-103 (Effective 05/06/26). Housing Transition Redevelopment Grant**
658 **Program.**

659 (1) To facilitate a targeted and locally driven conversion of single-family rental housing
660 owned by institutional investors to owner-occupied attainable homes, there is
661 established the Housing Transition Redevelopment Grant Program to award grants to
662 municipalities for use in a qualified transition zone.

663 (2)(a) The office shall administer the grant program.

664 (b) The office may use no more than 10% of funds within the grant program for
665 administration costs.

666 (3)(a) A municipality submitting an application for a grant to the office shall include:

667 (i) the location of the qualified transition zone and evidence that the municipality
668 used to identify the area as suitable for transitioning to owner-occupied attainable
669 homes;

670 (ii) the requested grant amount;

671 (iii) a commitment, as evidenced by the municipality adopting a resolution:

672 (A) to rezone or subdivide land to transition single-family homes from
673 institutional investor ownership to owner-occupied attainable homes within the
674 qualified transition zone;

675 (B) to require, as conditions of approving development within the qualified
676 investment zone, that the developer sell the property as a deed-restricted

- 677 property and prohibit homeowner association fees; and
 678 (C) to provide matching funding at a minimum of 20% of the requested grant
 679 amount;
 680 (iv) a detailed budget for use of a grant and matching funds;
 681 (v) if the municipality submits an application for an additional grant amount after an
 682 initial grant, evidence of a decrease in the number of single-family homes owned
 683 by an institutional investor within the qualified transition zone since the initial
 684 grant; and
 685 (vi) other information the office determines necessary to evaluate the application.
 686 (b) When evaluating an application for a grant, the office shall consider:
 687 (i) the likelihood the municipality's proposal will accomplish the purpose described in
 688 Subsection (1);
 689 (ii) the cost of the proposal;
 690 (iii) the extent to which any matching funding sources or existing or planned
 691 partnerships may benefit the proposal; and
 692 (iv) the viability and sustainability of the proposal.
 693 (4)(a) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act,
 694 the office shall make rules governing:
 695 (i) subject to Subsection (4)(b), the uses for which a municipality may spend a grant
 696 to accomplish the purpose described in Subsection (1);
 697 (ii) the form and process for submitting an application for a grant to the office;
 698 (iii) the method and formula for determining a grant amount;
 699 (iv) the method for prioritizing grant applications;
 700 (v) the monitoring of a grant recipient's compliance with conditions of the grant
 701 program; and
 702 (vi) reporting requirements for a grant recipient.
 703 (b) A municipality that receives a grant may not use grant funds to:
 704 (i) facilitate ownership of a single-family home from one institutional investor to
 705 another;
 706 (ii) subsidize development of market-rate rentals if the development:
 707 (A) does not include a requirement for rental units that are affordable housing, as
 708 that term is defined in Section 35A-8-501; or
 709 (B) facilitates institutional investor ownership of single-family homes;
 710 (iii) assist institutional investors with payment of taxes due under Title 59, Chapter

- 711 32, Part 2, Single-family Housing Rental Excise Tax; or
712 (iv) provide funding to a development that is not zoned or approved for development
713 in accordance with Subsection (3)(a)(iii).
- 714 (5) A municipality that receives a grant shall repay the amount of the grant if the
715 municipality:
716 (a) waives, releases, or modifies a deed restriction on deed-restricted property; or
717 (b) misuses grant funds.
- 718 (6) On or before January 1, April 1, July 1, and October 1 of each year, the office shall post
719 on the office's website a report that includes:
720 (a) the location of each qualified transition zone for which a municipality receives a
721 grant;
722 (b) residence ownership data within a qualified transition zone for which a municipality
723 receives a grant;
724 (c) data on attainable homes created within the qualified transition zone, including:
725 (i) the number of deed-restricted properties and the number of single-family homes
726 that are rentals; and
727 (ii) the affordability of single-family homes;
728 (d) the number of grant applications, including:
729 (i) the ratio of grant approvals and denials; and
730 (ii) for the applications denied, the reasons for the denial;
731 (e) the dollar amount the office grants to each grant recipient;
732 (f) administrative costs as a percentage of total funds within the grant program; and
733 (g) emerging trends or unintended market effects from the award of grants.
- 734 (7) The office shall include in the annual report to the Legislature required by Section
735 63N-1a-306:
736 (a) a summary of the information posted on the office's website in accordance with
737 Subsection (6);
738 (b) an analysis of the grant program's effectiveness in accomplishing the purpose
739 described in Subsection (1);
740 (c) the geographic distribution of grant recipients; and
741 (d) any barrier to implementation or other recommendations for adjustments to the grant
742 program.

743 Section 19. **Repealer.**

744 This bill repeals:

745 Section **61-2-101, Title.**

746 Section 20. **Effective Date.**

747 (1) Except as provided in Subsection (2), this bill takes effect May 6, 2026.

748 (2) The actions affecting Section 59-2-919.1 (Effective 07/01/26) take effect on July 1,
749 2026.