

**Building Inspector Amendments**

2025 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor:**

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**LONG TITLE****General Description:**

This bill modifies provisions relating to building inspectors.

**Highlighted Provisions:**

This bill:

- ▶ defines terms;
- ▶ directs the Uniform Building Code Commission to:
  - collect data pertaining to building inspectors;
  - publish gathered data on an annual basis; and
  - report the data annually to the Legislature;
- ▶ expands the scope for the Division of Professional Licensing to spend money from surcharges;
- ▶ adds unlawful and unprofessional conduct provisions for licensed building inspectors acting as qualified building officials;
- ▶ requires a local regulator to hire or contract with a qualified building official;
- ▶ schedules the repeal of the licensing requirement for a building inspector and related unlawful conduct provisions; and
- ▶ makes technical and conforming changes.

**Money Appropriated in this Bill:**

None

**Other Special Clauses:**

None

**Utah Code Sections Affected:****AMENDS:**

**15A-1-105**, as enacted by Laws of Utah 2024, Chapter 375

**15A-1-202**, as last amended by Laws of Utah 2024, Chapters 375, 431

**15A-1-203**, as last amended by Laws of Utah 2021, Chapters 199, 344

**15A-1-209**, as last amended by Laws of Utah 2024, Chapter 72

**58-56-9**, as last amended by Laws of Utah 2024, Chapter 375

32 **58-56-9.1**, as enacted by Laws of Utah 2007, Chapter 145  
 33 **58-56-9.3**, as last amended by Laws of Utah 2018, Chapter 229  
 34 **63I-1-258**, as last amended by Laws of Utah 2024, Third Special Session, Chapter 5

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

37 Section 1. Section **15A-1-105** is amended to read:

38 **15A-1-105 . Third-party inspection firms.**

39 (1) As used in this section:

40 (a) "Building permit applicant" means ~~[a person]~~ an individual who applies to a local  
 41 regulator for a building permit.

42 (b) "Inspection" means a physical examination of all aspects of a structure to ensure  
 43 compliance with the State Construction Code.

44 (c) "Local regulator" means the same as that terms is defined in Section ~~[15A-1-102]~~  
 45 15A-1-202.

46 (d) "Third-party inspection firm" means an entity that~~[-is]~~:

47 ~~[(i) licensed under Title 58, Chapter 56, Building Inspector and Factory Built~~  
 48 ~~Housing Licensing;]~~

49 ~~[(ii)]~~ (i) employs or contracts with licensed building inspectors to enforce building  
 50 codes adopted in this title;

51 (ii) is independent, but may include a building inspector for an adjacent city or  
 52 county; and

53 (iii) is included on the local regulator's third-party inspection firm list.

54 (e) "Third-party inspection firm list" means a list of:

55 (i) for a first, second, third, or fourth class county, or a municipality located within a  
 56 first, second, third, or fourth class county, three or more third-party inspection  
 57 firms approved by the local regulator; or

58 (ii) for a fifth or sixth class county, or a municipality located within a fifth or sixth  
 59 class county, one or more third-party inspection firms approved by the local  
 60 regulator.

61 (2)(a) Subject to the provisions of this section and Subsections 10-6-160(2) and  
 62 17-36-55(2), after submitting a request for inspection, a building permit applicant  
 63 may engage a third-party inspection firm from the local regulator's third-party  
 64 inspection firm list to conduct or complete an inspection for the scope of work  
 65 identified under the original request for inspection.

- 66 (b) If a building permit applicant wishes to engage a third-party inspection firm in  
67 accordance with Subsection (2)(a), the building permit applicant shall first notify the  
68 local regulator of the third-party inspection firm the building permit applicant intends  
69 to engage.
- 70 (c) Upon completing the inspection, the third-party inspection firm shall submit the  
71 inspection report to the local regulator.
- 72 (d)(i) The local regulator shall pay the cost of the inspection to the third-party  
73 inspection firm after the local regulator receives the third-party inspection report  
74 indicating the third-party inspection firm completed the inspection.
- 75 (ii) This section does not require a local regulator to pay for an inspection that  
76 exceeds the scope of work identified under the original request for inspection.
- 77 (3)(a) The local regulator shall issue a certificate of occupancy to the building permit  
78 applicant if the third-party inspection firm:  
79 (i) completes the inspection; and  
80 (ii) submits the inspection report to the local regulator.
- 81 (b) The local regulator shall promptly issue the certificate of occupancy or letter of  
82 completion after the third-party inspection firm submits the final inspection report to  
83 the local regulator as described in Subsection (3)(a)(ii).
- 84 (4) A local regulator is not liable for any inspection performed by a third-party inspection  
85 firm.

86 Section 2. Section **15A-1-202** is amended to read:

87 **15A-1-202 . Definitions.**

88 As used in this chapter:

- 89 (1) "Agricultural use" means a use that relates to the tilling of soil and raising of crops, or  
90 keeping or raising domestic animals.
- 91 (2)(a) "Approved code" means a code, including the standards and specifications  
92 contained in the code, approved by the division under Section 15A-1-204 for use by a  
93 compliance agency.
- 94 (b) "Approved code" does not include the State Construction Code.
- 95 (3) "Building" means a structure used or intended for supporting or sheltering any use or  
96 occupancy and any improvements attached to it.
- 97 (4) "Building permit applicant" means the same as that term is defined in Section 15A-1-105.
- 98 (5) "Code" means:  
99 (a) the State Construction Code; or

- 100 (b) an approved code.
- 101 (6) "Commission" means the Uniform Building Code Commission created in Section  
102 15A-1-203.
- 103 (7) "Compliance agency" means:
- 104 (a) an agency of the state or any of its political subdivisions [~~which~~] that issues permits  
105 for construction regulated under the codes;
- 106 (b) any other agency of the state or its political subdivisions specifically empowered to  
107 enforce compliance with the codes;
- 108 (c) a third-party inspection firm as defined in Section 15A-1-105; or
- 109 (d) any other state agency [~~which~~] that chooses to enforce codes adopted under this  
110 chapter by authority given the agency under a title other than this part and Part 3,  
111 Factory Built Housing and Modular Units Administration Act.
- 112 (8) "Construction code" means standards and specifications published by a nationally  
113 recognized code authority for use in circumstances described in Subsection 15A-1-204  
114 (1), including:
- 115 (a) a building code;
- 116 (b) an electrical code;
- 117 (c) a residential one and two family dwelling code;
- 118 (d) a plumbing code;
- 119 (e) a mechanical code;
- 120 (f) a fuel gas code;
- 121 (g) an energy conservation code;
- 122 (h) a swimming pool and spa code;
- 123 (i) a manufactured housing installation standard code; and
- 124 (j) Modular Building Institute Standards 1200 and 1205, issued by the International  
125 Code Council, except as specifically modified by provisions of this title governing  
126 modular units.
- 127 (9) "Construction project" means the same as that term is defined in Section 38-1a-102.
- 128 (10) "Executive director" means the executive director of the Department of Commerce.
- 129 (11) "Legislative action" includes legislation that:
- 130 (a) adopts a new State Construction Code;
- 131 (b) amends the State Construction Code; or
- 132 (c) repeals one or more provisions of the State Construction Code.
- 133 (12)(a) "Local regulator" means a political subdivision of the state that employs or

134 contracts a qualified building official and is empowered to engage in the regulation of  
135 construction, alteration, remodeling, building, repair, installation, inspection, or other  
136 activities subject to the codes.

137 (b) "Local regulator" [~~may include~~] includes the local regulator's designee.

138 (13) "Membrane-covered frame structure" means a nonpressurized building with a structure  
139 composed of a rigid framework to support a tensioned membrane that provides a  
140 weather barrier.

141 (14) "Not for human occupancy" means use of a structure for purposes other than protection  
142 or comfort of human beings, but allows people to enter the structure for:

143 (a) maintenance or repair; or

144 (b) the care of livestock, crops, or equipment intended for agricultural use which are  
145 kept there.

146 (15) "Opinion" means a written, nonbinding, and advisory statement issued by the  
147 commission concerning an interpretation of the meaning of the codes or the application  
148 of the codes in a specific circumstance issued in response to a specific request by a party  
149 to the issue.

150 (16) "Qualified building official" means an individual who:

151 (a) has at least six years of experience as an architect, engineer, inspector, contractor or  
152 superintendent of construction, or any combination of these;

153 (b) is actively licensed as an inspector in accordance with Section 58-56-9; and

154 (c) has completed 40 hours of management training as established by the division in  
155 rule.

156 [~~(16)~~] (17) "Remote yurt" means a membrane-covered frame structure that:

157 (a) is no larger than 710 square feet;

158 (b) is not used as a permanent residence;

159 (c) is located in an unincorporated county area that is not zoned for residential,  
160 commercial, industrial, or agricultural use;

161 (d) does not have plumbing or electricity;

162 (e) is set back at least 300 feet from any river, stream, lake, or other body of water; and

163 (f) is registered with the local health department.

164 [~~(17)~~] (18) "State regulator" means an agency of the state [~~which~~] that is empowered to  
165 engage in the regulation of construction, alteration, remodeling, building, repair, and  
166 other activities subject to the codes adopted pursuant to this chapter.

167 Section 3. Section **15A-1-203** is amended to read:

168 **15A-1-203 . Uniform Building Code Commission -- Unified Code Analysis**169 **Council.**

- 170 (1) There is created a Uniform Building Code Commission to advise the division with  
171 respect to the division's responsibilities in administering the codes.
- 172 (2) The commission shall consist of 13 members as follows:
- 173 (a) one member shall be a heating, ventilation, and air conditioning contractor licensed  
174 by the state;
  - 175 (b) one member shall be a licensed building inspector nominated by the Utah League of  
176 Cities and Towns;
  - 177 (c) one member shall be a licensed professional engineer;
  - 178 (d) one member shall be a licensed architect;
  - 179 (e) one member shall be:
    - 180 (i) a licensed architect who specializes in residential architecture; or
    - 181 (ii) a residential home designer;
  - 182 (f) one member shall be a member of an association of building owners;
  - 183 (g) one member shall be a fire official;
  - 184 (h) four members shall be contractors licensed by the state, of which:
    - 185 (i) two shall be general contractors, one of which shall specialize in residential  
186 construction;
    - 187 (ii) one shall be an electrical contractor; and
    - 188 (iii) one shall be a plumbing contractor;
  - 189 (i) one member shall be from the general public and have no affiliation with the  
190 construction industry or real estate development industry; and
  - 191 (j) one member shall be from the Division of Facilities Construction and Management of  
192 the Department of Government Operations.
- 193 (3)(a) The executive director shall appoint each commission member after submitting a  
194 nomination to the governor for confirmation or rejection.
- 195 (b)(i) If the governor rejects a nominee, the executive director shall submit an  
196 alternative nominee until the governor confirms the nomination.
  - 197 (ii) An appointment is effective after the governor confirms the nomination.
- 198 (4)(a) Except as required by Subsection (4)(b), as terms of commission members expire,  
199 the executive director shall appoint each new commission member or reappointed  
200 commission member [tø] for a four-year term.
- 201 (b) [~~Notwithstanding the requirements of Subsection (4)(a), the ] The executive director~~

202 shall adjust, at the time of appointment or reappointment, [~~adjust~~] the length of terms  
203 to ensure that the terms of commission members are staggered so that approximately  
204 half of the commission is appointed every two years.

205 (5) When a vacancy occurs in the commission membership for any reason, the executive  
206 director shall appoint a replacement for the unexpired term.

207 (6)(a) A commission member may not serve more than two full terms.

208 (b) A commission member who ceases to serve may not again serve on the commission  
209 until after the expiration of two years after the day on which service ceased.

210 (7) A majority of the commission members constitute a quorum and may act on behalf of  
211 the commission.

212 (8) A commission member may not receive compensation or benefits for the commission  
213 member's service, but may receive per diem and travel expenses in accordance with:

214 (a) Section 63A-3-106;

215 (b) Section 63A-3-107; and

216 (c) rules made by the Division of Finance pursuant to Sections 63A-3-106 and  
217 63A-3-107.

218 (9)(a) The commission shall [~~annually designate~~] designate annually one of the  
219 commission's members to serve as chair of the commission.

220 (b) The division shall provide a secretary to facilitate the function of the commission and  
221 to record the commission's actions and recommendations.

222 (10) The commission shall:

223 (a) in accordance with Section 15A-1-204, report to the Business and Labor Interim  
224 Committee;

225 (b) act as an appeals board as provided in Section 15A-1-207;

226 (c) establish advisory peer committees on either a standing or ad hoc basis to advise the  
227 commission with respect to matters related to a code, including a committee to advise  
228 the commission regarding health matters related to a plumbing code; [~~and~~]

229 (d) assist the division in overseeing code-related training in accordance with Section  
230 15A-1-209[~~-~~] ;

231 (e) collect, with the assistance of the division, data related to the building inspection  
232 process, including building code interpretation and enforcement, throughout the state  
233 through the following methods:

234 (i) surveying and interviewing stakeholders;

235 (ii) visiting building sites and building departments; and

- 236 (iii) any other reasonable data collection method;
- 237 (f) use the data outlined in Subsection (10)(e) to:
- 238 (i) issue guidance to the division for providing education using surcharges described
- 239 in Subsection 15A-1-209(5);
- 240 (ii) issue opinions regarding the proper interpretation of commonly disputed code
- 241 items;
- 242 (iii) send letters of concern to local regulators, building officials, third-party firms,
- 243 and contractors who are found to be incorrectly interpreting, enforcing, or
- 244 complying with code; and
- 245 (iv) issue a publicly available report annually, before October 1, on the performance
- 246 of local regulators within the state on the following:
- 247 (A) interpreting and enforcing of the building code consistent with this chapter;
- 248 (B) interpreting code for all building permit applicants and all inspectors
- 249 consistently and equitably;
- 250 (C) following consistent and equitable building inspection processes for all permit
- 251 holders and across all inspectors;
- 252 (D) meeting inspection timelines as described in Subsection 10-6-160(2);
- 253 (E) responding to building permit applicants in a timely manner;
- 254 (F) maintaining adequate training, oversight, and use of employed and contracted
- 255 qualified building inspectors; and
- 256 (G) employing or contracting with a qualified building inspector;
- 257 (g) annually make a summary of data collected in accordance with Subsection (10)(f)
- 258 publicly available through the Division of Professional Licensing; and
- 259 (h) annually present the report described in Subsection (10)(f)(iv) and the summary
- 260 required in Subsection (10)(g), to the Business and Labor Interim Committee before
- 261 October 1.
- 262 (11)(a) In a manner consistent with Subsection (10)(c), the commission shall [~~jointly~~
- 263 ~~create~~] create jointly with the Utah Fire Prevention Board an advisory peer committee
- 264 known as the ["Unified Code Analysis Council["] \_to review fire prevention and
- 265 construction code issues that require definitive and specific analysis.
- 266 (b) The commission and Utah Fire Prevention Board shall provide jointly, by rule made
- 267 in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act,[
- 268 provide] for:
- 269 (i) the appointment of members to the Unified Code Analysis Council; and



- 270 (ii) procedures followed by the Unified Code Analysis Council.
- 271 Section 4. Section **15A-1-209** is amended to read:
- 272 **15A-1-209 . Building permit requirements -- Geologic, fault hazard, or**
- 273 **geotechnical report.**
- 274 (1) As used in this section, "project" means a "construction project" as defined in Section
- 275 38-1a-102.
- 276 (2)(a) The division shall develop a standardized building permit numbering system for
- 277 use by any compliance agency in the state that issues a permit for construction.
- 278 (b) The standardized building permit numbering system described under Subsection
- 279 (2)(a) shall include a combination of alpha or numeric characters arranged in a format
- 280 acceptable to the compliance agency.
- 281 (c) A compliance agency issuing a permit for construction shall use the standardized
- 282 building permit numbering system described under Subsection (2)(a).
- 283 (d) A compliance agency may not use a numbering system other than the system
- 284 described under Subsection (2)(a) to define a building permit number.
- 285 (3)(a) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act,
- 286 the division shall adopt a standardized building permit form by rule.
- 287 (b) The standardized building permit form created under this Subsection (3) shall
- 288 include fields for indicating the following information:
- 289 (i) the name and address of the owner of each parcel of property on which the project
- 290 will occur;
- 291 (ii) the name and address of the contractor for the project;
- 292 (iii)(A) the address of the project; or
- 293 (B) a general description of the project;
- 294 (iv) the county in which the property on which the project will occur is located;
- 295 (v) the tax parcel identification number of each parcel of the property; and
- 296 (vi) [~~whether~~]the permit applicant's role as [~~is~~] an original contractor or
- 297 owner-builder.
- 298 (c) The standardized building permit form created under this Subsection (3) may include
- 299 any other information the division considers useful.
- 300 (d) A compliance agency shall issue a permit for construction only on a standardized
- 301 building permit form approved by the division.
- 302 (e) A permit for construction issued by a compliance agency under Subsection (3)(d)
- 303 shall print the standardized building permit number assigned under Subsection (2) in

- 304 the upper right-hand corner of the building permit form in at least 12-point font.
- 305 (f)(i) Except as provided in Subsection (3)(f)(ii), a compliance agency may not issue  
306 a permit for construction if the information required by Subsection (3)(b) is not  
307 completed on the building permit form.
- 308 (ii) If a compliance agency does not issue a separate permit for different aspects of  
309 the same project, the compliance agency may issue a permit for construction  
310 without the information required by Subsection (3)(b)(vi).
- 311 (g) A compliance agency may require additional information for the issuance of a permit  
312 for construction.
- 313 (4) A local regulator issuing a single-family residential building permit application shall  
314 include in the application or attach to the building permit the following notice  
315 prominently placed in at least 14-point font: "Decisions relative to this application are  
316 subject to review by the chief executive officer of the municipal or county entity issuing  
317 the single-family residential building permit and appeal under the International  
318 Residential Code as adopted by the Legislature."
- 319 (5)(a) A compliance agency shall:
- 320 (i) charge a 1% surcharge on a building permit the compliance agency issues; and  
321 (ii) transmit 85% of the amount collected to the division [~~to be used by the division~~  
322 for use in accordance with Subsection (5)(c).
- 323 (b) The division shall deposit the portion of the surcharge transmitted to the division [  
324 ~~shall be deposited]~~as a dedicated credit.
- 325 (c)(i) The division shall use 30% of the money received under Subsection (5)(a)(ii) to:
- 326 (A) provide education to building inspectors, and individuals working to become  
327 building inspectors, regarding the codes and code amendments under Section  
328 15A-1-204 that are adopted, approved, or being considered for adoption or  
329 approval[-] ; and  
330 (B) collect data as outlined in Subsection 15A-1-203(10)(e).
- 331 (ii) The division shall use 10% of the money received under Subsection (5)(a)(ii) to  
332 provide education to individuals licensed in construction trades or related  
333 professions through a construction trade association or a related professional  
334 association.
- 335 (iii) The division shall transmit 60% of the money received under Subsection  
336 (5)(a)(ii) to the Office of the Property Rights Ombudsman created in Title 13,  
337 Chapter 43, Property Rights Ombudsman Act, to provide education and training  
338

- 339 regarding:
- 340 (A) the drafting and application of land use laws and regulations; and
- 341 (B) land use dispute resolution.
- 342 (6)(a)(i) A compliance agency that receives a geologic report, fault hazard report, or
- 343 geotechnical report as part of a building permitting process or another
- 344 infrastructure permitting process shall submit the final report to the Utah
- 345 Geological Survey within 90 days after the day on which the compliance agency
- 346 receives the report.
- 347 (ii)(A) When submitting a report, the compliance agency shall indicate what
- 348 portion of the report is confidential.
- 349 (B) ~~[The]~~ In accordance with Subsection 79-3-202(2), the Utah Geological
- 350 Survey shall keep confidential~~[-those-]~~ the portions of the report that the
- 351 compliance agency indicates are confidential~~[-in accordance with Subsection~~
- 352 ~~79-3-202(2)].~~
- 353 (b)(i) If submitting a physical copy of a report, a compliance agency shall mail or
- 354 deliver the physical copy of the report to the address shown on the Utah
- 355 Geological Survey website.
- 356 (ii) The Utah Geological Survey shall return the physical copy of a report to the
- 357 compliance agency submitting the report after the Utah Geological Survey
- 358 completes digital scanning of the report.
- 359 (c) If submitting a digital copy of a report, a compliance agency shall:
- 360 (i) submit the digital copy in a form~~[-approved by-]~~the Utah Geological Survey
- 361 approves; and
- 362 (ii)(A) submit the digital copy through an online process ~~[approved by]~~the Utah
- 363 Geological Survey approves;
- 364 (B) email the digital copy to an email address provided on the Utah Geological
- 365 Survey's public website; or
- 366 (C) mail or deliver the digital copy to the address described in Subsection (6)(b).
- 367 (d) A compliance agency may include in a contract related to a geologic report, fault
- 368 hazard report, or geotechnical report, a statement that:
- 369 (i) the compliance agency shall share a copy of the report with the Utah Geological
- 370 Survey in accordance with this Subsection (6); and
- 371 (ii) the Utah Geological Survey may use information in the report as provided in
- 372 Section 79-3-202 subject to keeping portions of the report confidential as provided

373 in Subsection (6)(a)(ii).

374 (e) A compliance agency may not be held liable for the use or reliance on a geologic  
375 report, fault hazard report, or geotechnical report shared with the Utah Geological  
376 Survey by:

377 (i) the Utah Geological Survey; or

378 (ii) a person [~~who~~] that obtains information from the Utah Geological Survey that is  
379 based on the geologic report, fault hazard report, or geotechnical report.

380 Section 5. Section **58-56-9** is amended to read:

381 **58-56-9 . Qualifications of inspectors -- Contract for inspection services.**

382 (1) An inspector employed by a local regulator, state regulator, or compliance agency to  
383 enforce the codes shall:

384 [~~(a)(i) meet minimum qualifications as established by the division in collaboration with~~  
385 ~~the commission;~~]

386 [~~(ii) be certified by a nationally recognized organization which promulgates~~  
387 ~~construction codes; or]~~

388 [~~(iii) pass an examination developed by the division in collaboration with the~~  
389 ~~commission;~~]

390 (a) be currently licensed by the division as meeting [those] the minimum qualifications  
391 the division establishes in collaboration with the commission; and

392 [~~(b)~~] (b) be subject to disciplinary or other action if the licensee engages in unlawful or  
393 unprofessional conduct.

394 (2) A local regulator, state regulator, or compliance agency may contract for the services of  
395 a licensed inspector not regularly employed by the regulator or agency.

396 (3) In accordance with Section 58-1-401, the division may:

397 (a) refuse to issue a license to an applicant;

398 (b) refuse to renew the license of a licensee;

399 (c) revoke, suspend, restrict, or place on probation the license of a licensee;

400 (d) issue a public or private reprimand;

401 (e) issue a citation to a licensee; and

402 (f) issue a cease and desist order.

403 Section 6. Section **58-56-9.1** is amended to read:

404 **58-56-9.1 . Unlawful conduct.**

405 (1) "Unlawful conduct" [~~is as~~] means the same as that term is defined in [Subsection] [  
406 58-1-501(1)] Section 58-1-501. [~~and includes:~~]

- 407 (2) "Unlawful conduct" includes:
- 408 [(1)] (a) engaging in the sale of factory built housing without being registered with the  
 409 division as a dealer, unless the sale is exempt under Section 58-56-16;
- 410 [(2)] (b) selling factory built housing within the state as a dealer without collecting and  
 411 remitting to the division the fee required by Section 58-56-17;
- 412 [(3)] (c) acting as a building inspector or representing oneself to be acting as a building  
 413 inspector, unless licensed or exempted from licensure under this chapter or using the  
 414 title building inspector or any other description, words, letters, or abbreviation  
 415 indicating that the person is a building inspector if the person has not been licensed  
 416 under this chapter;
- 417 [(4)] (d) acting as a building inspector beyond the scope of the license held under this  
 418 chapter; [and]
- 419 [(5)] (e) hiring or employing in any manner an unlicensed [person] individual as a  
 420 building inspector, unless exempted from licensure under this chapter[:]; and
- 421 (f) as a building official, directing or knowingly allowing an employed or contracted  
 422 inspector to perform beyond the scope of the inspector's license held under this  
 423 chapter.

424 Section 7. Section **58-56-9.3** is amended to read:

425 **58-56-9.3 . Unprofessional conduct.**

- 426 (1) "Unprofessional conduct" [is-as] means the same as that term is defined in [Subsection] [  
 428 58-1-501(2)] Section 58-1-501.
- 429 [and includes:]

- 430 [(1)] (2) "Unprofessional conduct" includes:
- 431 (a) as a building inspector:
- 432 (i) knowingly failing to inspect or issue correction notices for code violations [which]  
 433 that when left uncorrected would constitute a hazard to the public health and safety;  
 434 and
- 435 (ii) [~~and~~] knowingly failing to require [that] compliance with correction notices[~~are~~  
 436 complied with as a building inspector];
- 437 [(2)] (b) the use of alcohol or the illegal use of drugs while performing duties as a  
 438 building inspector or at any time to the extent that the inspector is physically or  
 439 mentally impaired and unable to effectively perform the duties of an inspector;
- 440 [(3)] (c) gross negligence in the performance of official duties as a building inspector;
- 441 [(4)] (d) the personal use of information or knowingly revealing information to

- 442 unauthorized persons when that information has been obtained by a building  
443 inspector as a result of the inspector's employment, work, or position as an inspector;
- 444 [(5)] (e) unlawful acts or practices [~~which~~] that are clearly unethical under generally  
445 recognized standards of conduct of a building inspector;
- 446 [(6)] (f) engaging in fraud or knowingly misrepresenting a fact relating to the  
447 performance of duties and responsibilities as a building inspector;
- 448 [(7)] (g) a building inspector knowingly failing to require that all plans, specifications,  
449 drawings, documents, and reports be stamped by architects, professional engineers,  
450 or both as established by law;
- 451 [(8)] (h) a building inspector knowingly failing to report to the division an act or  
452 omission of a licensee under~~[ Title 58, Chapter 55, Utah Construction Trades~~  
453 ~~Licensing Act]~~ Chapter 55, Utah Construction Trades Licensing Act, which when left  
454 uncorrected constitutes a hazard to public health and safety;
- 455 [(9)] (i) a building inspector knowingly failing to report to the division unlicensed  
456 practice persons who are required to be licensed under~~[ Title 58, Chapter 55, Utah~~  
457 ~~Construction Trades Licensing Act]~~ Chapter 55, Utah Construction Trades Licensing  
458 Act;
- 459 [(10)] (j) a building inspector's approval of work [~~which~~] that materially varies from  
460 approved documents that have been stamped by an architect, professional engineer,  
461 or both unless authorized by the licensed architect, professional engineer, or both;
- 462 [(11)] (k) a building inspector failing to produce verification of current licensure and  
463 current certifications for the codes upon request of the division, a compliance agency,  
464 or a contractor or property owner whose work is being inspected;
- 465 [(12)] (l) a building inspector requiring work that materially varies from the [~~building~~]  
466 codes adopted by the state, including amendments;
- 467 (m) a building inspector failing to make reasonable efforts to maintain a current  
468 knowledge of amendments to code;
- 469 (n) falsifying inspection reports or purporting to perform an inspection that was not  
470 actually performed as a building inspector;
- 471 (o) a building inspector engaging in retaliatory actions against individuals or companies  
472 that file complaints or question the local regulator's decisions;
- 473 (p) a building inspector accepting what would reasonably be viewed as a bribe,  
474 including monetary, goods, materials, or other benefits in the course of duty;
- 475 (q) any willful, fraudulent, or deceitful act by a licensee, caused by a licensee, or at a

476 licensee's direction that causes material injury to another;  
 477 [~~(13)~~] (r) nondelivery of goods or services by a registered dealer [~~which~~] that constitutes a  
 478 breach of contract by the dealer;  
 479 [~~(14)~~] (s) the failure of a registered dealer to pay a subcontractor or supplier any amounts  
 480 to which that subcontractor or supplier is legally entitled; [~~and~~]  
 481 [~~(15)~~] (t) any other activity [~~which~~] that is defined as unprofessional conduct by division  
 482 rule in accordance with the provisions of Title 63G, Chapter 3, Utah Administrative  
 483 Rulemaking Act[-] ; and  
 484 (u) a building official knowingly or willfully allowing an inspector contracted or  
 485 employed within the building official's jurisdiction or firm to engage in the actions  
 486 listed in Subsections (2)(a) through (2)(t).

487 Section 8. Section **63I-1-258** is amended to read:

488 **63I-1-258 . Repeal dates: Title 58.**

- 489 (1) Title 58, Chapter 13, Health Care Providers Immunity from Liability Act, is repealed  
 490 July 1, 2026.
- 491 (2) Title 58, Chapter 15, Health Facility Administrator Act, is repealed July 1, 2025.
- 492 (3) Title 58, Chapter 20b, Environmental Health Scientist Act, is repealed July 1, 2028.
- 493 (4) Section 58-37-3.5, Drugs for behavioral health treatment, is repealed July 1, 2027.
- 494 (5) Subsection 58-37-6(7)(f)(iii), regarding a seven-day opiate supply restriction, is  
 495 repealed July 1, 2032.
- 496 (6) Title 58, Chapter 40, Recreational Therapy Practice Act, is repealed July 1, 2033.
- 497 (7) Title 58, Chapter 41, Speech-Language Pathology and Audiology Licensing Act, is  
 498 repealed July 1, 2029.
- 499 (8) Title 58, Chapter 46a, Hearing Instrument Specialist Licensing Act, is repealed July 1,  
 500 2033.
- 501 (9) Title 58, Chapter 47b, Massage Therapy Practice Act, is repealed July 1, 2034.
- 502 (10) Subsection 58-55-201(2), regarding the Alarm System and Security Licensing  
 503 Advisory Board, is repealed July 1, 2027.
- 504 (11) Title 58, Chapter 61, Part 7, Behavior Analyst Licensing Act, is repealed July 1, 2026.
- 505 (12) Subsection 58-56-9(b), regarding the building inspector being licensed by the division,  
 506 is repealed July 1, 2030.
- 507 (13) Subsection 58-56-9.1(3), regarding acting as a building inspector while unlicensed, is  
 508 repealed July 1, 2030.
- 509 (14) Subsection 58-56-9.1(4), regarding the building inspector acting beyond the scope of

510        the license, is repealed July 1, 2030.  
511        (15) Subsection 58-56-9.3(9), regarding a building inspector failing to report unlicensed  
512        individuals performing work requiring a license, is repealed July 1, 2030.  
513        **Section 1. Effective Date.**  
514        This bill takes effect on May 7, 2025.