OFFICE OF THE UTAH STATE AUDITOR

Public Infrastructure Districts

Presented to the
Political Subdivisions Interim Committee

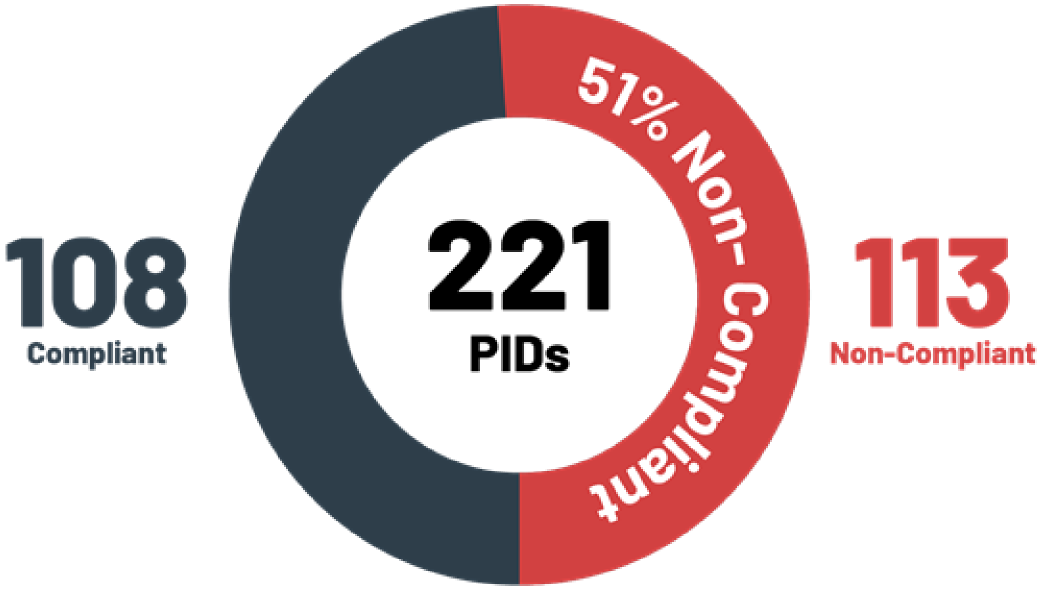
August 19, 2026

Heard in the Political Subdivisions Interim Committee on August 19, 2026

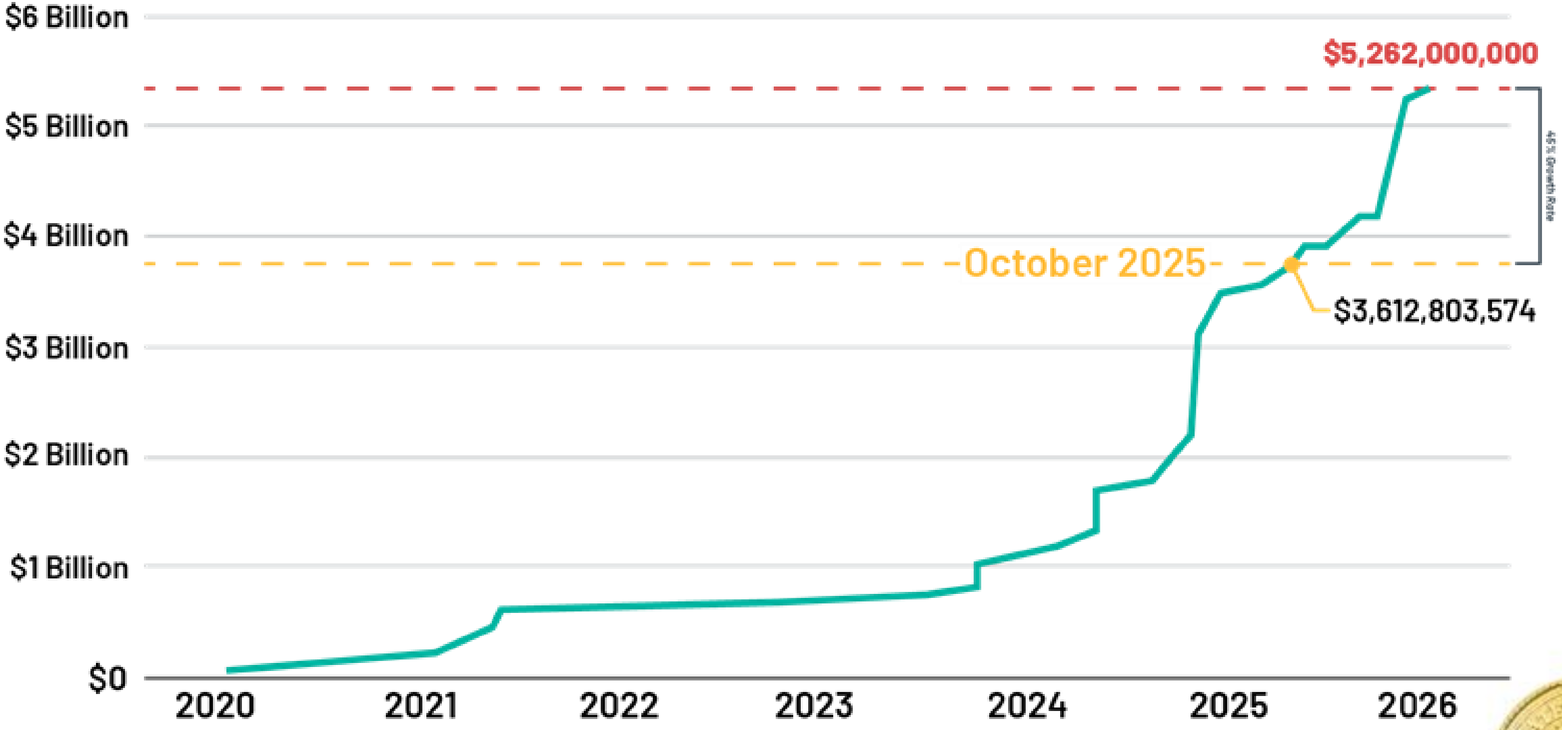
Human Nature

"Everyone wants to wield the power of government while claiming the privacy and independence of a private corporation."

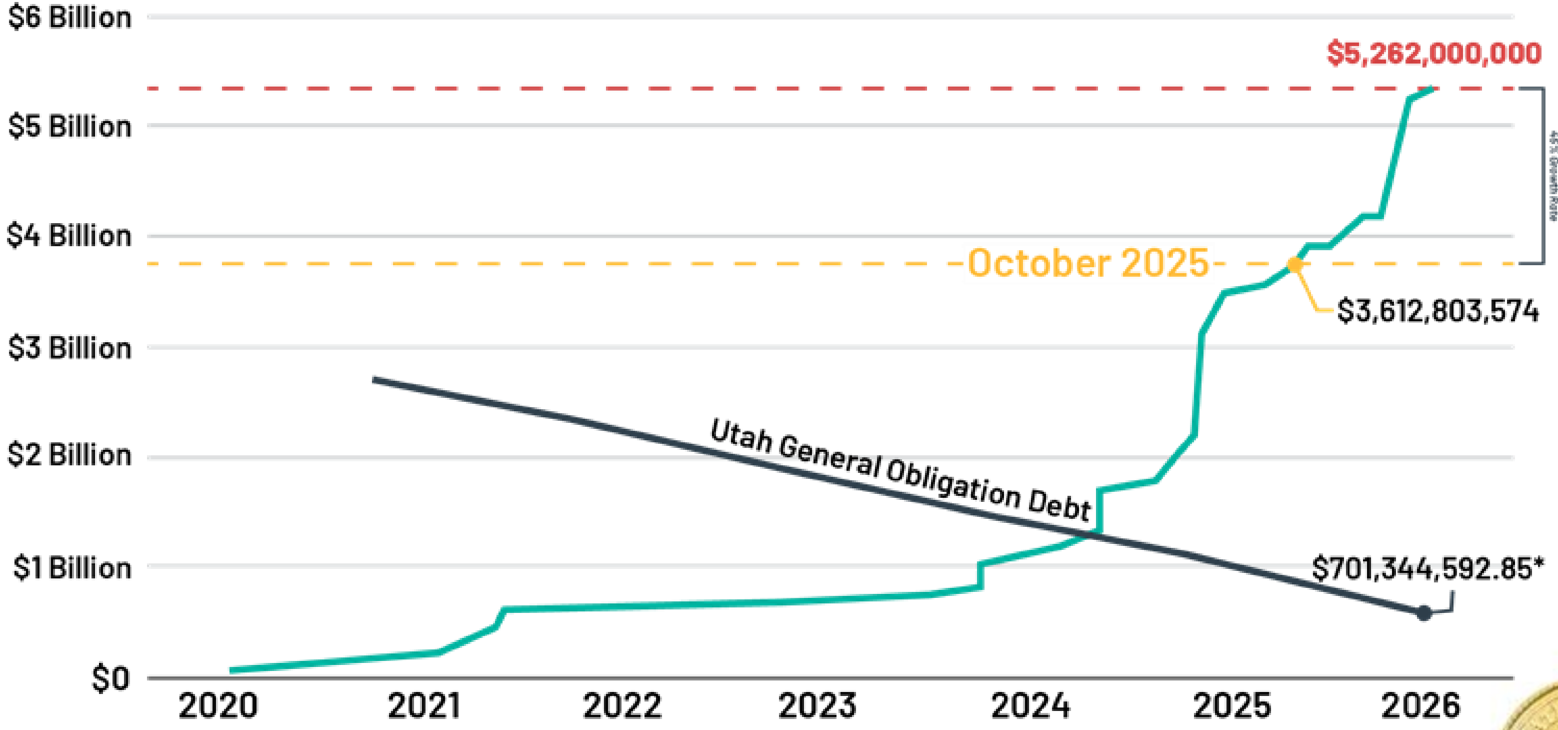
Current PID Details



Total PID & IFD Debt



Total PID & IFD Debt

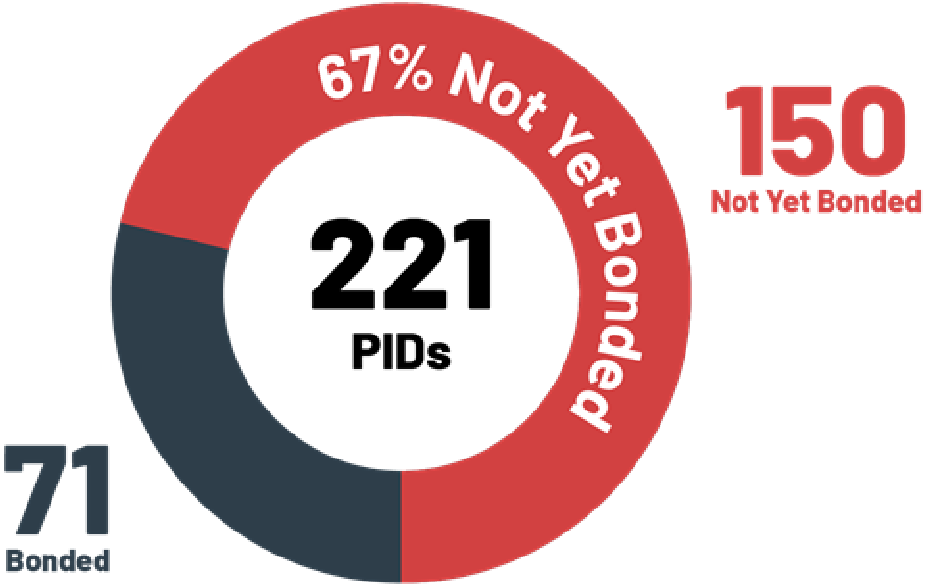


Statutory Mil Levy Limit Comparison

Governmental Entity	Mil Levy Limit	Per $1,000
City	.04	$4
County	.02	$2
School District	.04	$4
PID	.015*	$1.50

* Multiple PIDs can tax the same parcel

PID Bonding



Projected Debt Using Avg. PID Bonding

$4,422,921,574
Bonded PIDs Debt

÷ 71
Bonded PIDs

$62,294,670 Avg.
Projected Debt Using Avg. PID Bonding

$62,294,670 Avg.
71 Bonded PIDs

x 150
Not Yet Bonded PIDs

$9,344,200,500
Projected Debt Using Avg. PID Bonding

Projected Debt Using Avg. PID Bonding

$9,344,200,500
Projected Debt Using Avg. PID Bonding

$4,422,921,574
+ Bonded PIDs Debt

$13,767,122,074
Projected Debt Using Avg. PID Bonding

Projected PID Creation

	50	3 Year Average PID Creation
x	**10**	Years Projection
	500	Projected PID Creation
+	**221**	Existing PIDs
	721	Projected PIDs in 10 years

10 Year Projected PID Stats

	50	3 Year Average PID Creation
x	**10**	Years Projection
	500	Projected PID Creation
+	**221**	Existing PIDs
	721	Projected PIDs in 10 years

$44,914,457,070

10 Year Projected PID Bonding Debt

National Press - 08/18/2026

UTAH: Top Five Rankings

Senior Managers

	Firm	Volume
1	D A Davidson	$706.0
2	Piper Sandler	621.0
3	BofA Securities	486.8
4	Morgan Stanley	256.4
5	RBC Capital Markets	224.5

Financial Advisors

	Firm	Volume
1	Zions Bank	$734.1
2	Caine Mitter & Assoc	451.5
3	Stifel Nicolaus	369.7
4	Crews & Assoc	147.3

Issuers

1	Utah Housing Corp	$570.6
2	Resort Core Pub Infras Dt #1	396.2
3	Skyfall Infrastructure Fin Dt	292.4
4	Utah State Board of Regents	256.4
5	Utah Municipal Power Agency	196.5

Bond Counsel

1	Gilmore & Bell	$2,345.9
2	Chapman and Cutler	304.6
3	Farnsworth Johnson	40.0
4	Orrick Herrington & Sutcliffe	17.7

Dollar amounts are in millions. Bond rankings are based on issues maturing in 13 months or more. Private placements, remarketings, and issues not meeting LSEG's "T+5" policy rule are excluded. In issues with multiple book-runners, each firm is credited with its actual allocation. In issues with multiple co-advisors or co-counsel, the par amount of the issue is divided equally among the firms.
Source: LSEG (July 14)

The Bond Buyer - August 18, 2026

- PID/IFDs issued $1,438,998,000 since January 1, 2026.
- Underwriter fees using historic rates are estimated to be as much as ~$26 Million.

Rating Agencies

Bond Rating Agencies have requested information regarding the rise of Public Infrastructure District financing within the State of Utah.

- Questioning why it is being used when it is more expensive, compared to traditional municipal financing, while providing less accountability and transparency.

2026 Statutory Changes

HB507 State Coordination of Regional and Local Economic Development Projects Amendments

- Removed creating entity approval for annexation/withdrawals
- Allows for PID board to self-appoint
- Dictates a zero transfer value of infrastructure
- Provides for a dissolution upon retirement of bonds

Constitutional Argument

Article VI, Section 28 [Special privileges forbidden.]

The Legislature shall not delegate to any special commission, ***private corporation*** or association, any power to make, supervise or interfere with any municipal improvement, money, property or effects, whether held in trust or otherwise, ***to levy taxes***, to select a capitol site, or to perform any municipal functions.


NO PID - HUGE SAVINGS $$$
CANYON MILL
HOMES
LAKEVIEW
RED SANDS
SAND POINT

Key Municipal Reported Issues

- Common Concerns from Municipalities:
  - On defaulted projects, who owes contractors?
  - Late disclosures to purchasers
  - Loan Officers calculating PID obligations in buyers debt-to-income ratio
  - Realtors advertising not to purchase in PIDs or will not show homes in PIDs

Core Argument for PID Creation

Resort Core PID Formation Summit County

FEBRUARY 25, 2026

Questions and Discussion