



Fiscal Note HJR010

2016 General Session
Joint Resolution Authorizing the Lease of
a Portion of the Utah State Developmental
Center's Land
by Kennedy, M.



General, Education, and Uniform School Funds

JR4-5-101

	Ongoing	One-time	Total
Net GF/EF/USF (rev.-exp.)	\$0	\$0	\$0

State Government

UCA 36-12-13(2)(b)

The resolution authorizes the Division of Facilities Construction and Management (DFCM) to enter into a long-term lease of approximately 7.7 acres of land located in the northeast corner of the Utah State Developmental Center (USDC) campus near American Fork in Utah County. No official appraisal has yet been conducted of the land, but comparable parcels in the area have sold for between \$125,000 and \$300,000 per acre, making the land's value between \$1,000,000 and \$2,500,00. Assuming lease payments equal to five percent of the land value per year, annual revenue to the state could be between \$50,000 and \$125,000.

Revenues	FY 2016	FY 2017	FY 2018
Restricted Funds	\$0	\$50,000	\$50,000
Total Revenues	\$0	\$50,000	\$50,000

Any costs of implementing a lease on this land as well as the timing of the costs is uncertain.

Expenditures	FY 2016	FY 2017	FY 2018
Total Expenditures	\$0	\$0	\$0

Net All Funds	\$0	\$50,000	\$50,000
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Local Government

UCA 36-12-13(2)(c)

Local Governments may benefit fiscally from the development of the land for commercial purposes; but the amounts and timing of the benefits are not certain.

Individuals & Businesses

UCA 36-12-13(2)(d)

Enactment of this legislation likely will not result in direct, measurable expenditures by Utah residents. It is not certain when and in what amounts a business or businesses may expend to enter into a lease agreement for the land as well as the attendant base land development and building construction costs.

Performance Note

JR4-2-404

No performance note required for this bill

Notes on Notes

Fiscal notes estimate the direct costs or revenues of enacting a bill. The Legislature uses them to balance the budget. They do not measure a bill's benefits or non-fiscal impacts like opportunity costs, wait times, or inconvenience. A fiscal note is not an appropriation. The Legislature decides appropriations separately.