

**SEISMIC REQUIREMENTS FOR CONDOMINIUM
CONVERSION PROJECTS**

2011 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Larry B. Wiley

Senate Sponsor: _____

LONG TITLE

General Description:

This bill enacts a provision relating to seismic requirements for certain structures converted to condominiums.

Highlighted Provisions:

This bill:

- ▶ requires the owner of a structure two or more stories high to cause a seismic evaluation of the structure to be performed if the owner converts the structure to a condominium;
- ▶ establishes standards for a person performing a seismic evaluation; and
- ▶ imposes requirements on the owner of a structure if the seismic evaluation shows that the structure fails to comply with an applicable standard.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

ENACTS:

57-8-42, Utah Code Annotated 1953



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

29 Section 1. Section **57-8-42** is enacted to read:

30 **57-8-42. Seismic evaluation required if multi-level structure converted to**
31 **condominium -- Requirements if structure not in compliance.**

32 (1) If a structure that is two or more stories high and was built before 1975 is converted
33 to a condominium under this chapter, the structure's owner shall cause a seismic evaluation of
34 the structure to be performed by a person licensed as a professional structural engineer under
35 Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act,
36 to determine whether use of the structure as a condominium would result in an unreasonable
37 safety hazard to its occupants.

38 (2) The person performing the seismic evaluation under Subsection (1) shall perform
39 the evaluation according to standards and requirements set forth in the code, as defined in
40 Section 58-56-3, of the applicable compliance agency, as defined in Section 58-56-3.

41 (3) If the seismic evaluation under Subsection (1) indicates that the structure is not in
42 compliance with an applicable standard, the structure's owner shall, before occupancy of the
43 converted condominium:

44 (a) review the noncompliance with, as applicable:

45 (i) the county in whose unincorporated area the converted condominium is located; or

46 (ii) the municipality in which the converted condominium is located;

47 (b) correct the noncompliance; and

48 (c) comply with applicable county or municipal requirements, including:

49 (i) submitting the converted condominium to an inspection; and

50 (ii) obtaining a required approval or permit.

Legislative Review Note
as of 1-5-11 6:42 AM

Office of Legislative Research and General Counsel

FISCAL NOTE

H.B. 53, 2011 General Session

SHORT TITLE: Seismic Requirements for Condominium Conversion Projects

SPONSOR: Wiley, L.

STATE OF UTAH

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

Enactment of this bill likely will not materially impact the state budget.

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

Enactment of this bill likely will not result in direct, measurable costs and/or benefits for local governments.

DIRECT EXPENDITURES BY UTAH RESIDENTS AND BUSINESSES (UCA 36-12-13(2)(d))

Building owners who wish to convert their structure to a condominium would incur the cost of the required seismic evaluation and remediation.