

## HB0053S01 compared with HB0053

~~{deleted text}~~ shows text that was in HB0053 but was deleted in HB0053S01.

inserted text shows text that was not in HB0053 but was inserted into HB0053S01.

**DISCLAIMER:** This document is provided to assist you in your comparison of the two bills. Sometimes this automated comparison will not be completely accurate. Therefore, you need to read the actual bill. This automatically generated document could experience abnormalities caused by: limitations of the compare program; bad input data; the timing of the compare; and other potential causes.

Representative Larry B. Wiley proposes the following substitute bill:

### 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

## HB0053S01 compared with HB0053

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

---

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

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

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

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

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

(3) If the seismic evaluation under Subsection (1) indicates that the structure is not in compliance with an applicable standard, the structure's owner shall ~~do~~:

(a) before occupancy of the converted condominium:

(~~fa~~i) review the noncompliance with, as applicable:

(~~fi~~A) the county in whose unincorporated area the converted condominium is located;

or

(~~fi~~B) the municipality in which the converted condominium is located;

(~~fb~~ii) correct the noncompliance; and

(~~fc~~iii) comply with applicable county or municipal requirements, including:

## HB0053S01 compared with HB0053

~~(f)(A)~~ submitting the converted condominium to an inspection; and

~~(f)(B)~~ obtaining a required approval or permit.

### Legislative Review Note

as of 1-5-11 6:42 AM

Office of Legislative Research and General Counsel; or

(b) (i) submit the evaluation for recording with the recorder of the county in which the structure is located; and

(ii) provide a document at the closing of the sale of each unit within the converted condominium disclosing the existence of the evaluation and summarizing its content.