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

Section 1. Section **57-8-17** is amended to read:

**57-8-17. Records -- Availability for examination.**

(1) (a) Subject to Subsection (1)(b) and regardless of whether the association of unit owners is incorporated under Title 16, Chapter 6a, Utah Revised Nonprofit Corporation Act, an association of unit owners shall keep and make available to unit owners:

(i) each record identified in Subsections 16-6a-1601(1) through (5), in accordance with Sections 16-6a-1601, 16-6a-1602, 16-6a-1603, 16-6a-1605, 16-6a-1606, and 16-6a-1610; ~~and~~

(ii) a copy of the association's:

(A) governing documents;

~~[(B) most recent approved minutes;]~~

~~[(C) most recent budget and financial statement;]~~

~~[(D)]~~ (B) most recent reserve analysis; and

~~[(E)]~~ (C) certificate of insurance for each insurance policy the association of unit owners holds[-]; and

(iii) the following documents that are in the association's possession on May 3, 2023, or created on or after May 3, 2023, for at least two years after the day on which the document is created:

(A) approved minutes; and

(B) budget and financial statement ~~H→~~ [ ] , including the nature and amount of expenditures and account balances. ~~←H~~

(b) An association of unit owners may redact the following information from any document the association of unit owners produces for inspection or copying:

(i) a Social Security number;

(ii) a bank account number; or

(iii) any communication subject to attorney-client privilege.

(2) (a) In addition to the requirements described in Subsection (1), an association of unit owners shall:

(i) make documents available to unit owners in accordance with the association of unit owners' governing documents; and

(ii) (A) if the association of unit owners contains 20 or more units:

181 (iii) the following documents that are in the association's possession on May 3, 2023,  
 182 or created on or after May 3, 2023, for at least two years after the day on which the document is  
 183 created:

184 (A) approved minutes; and

185 (B) budget and financial statement ~~H~~→ [:] , including the nature and amount of  
 185a expenditures and account balances. ←H

186 (b) An association may redact the following information from any document the  
 187 association produces for inspection or copying:

188 (i) a Social Security number;

189 (ii) a bank account number; or

190 (iii) any communication subject to attorney-client privilege.

191 (2) (a) In addition to the requirements described in Subsection (1), an association shall:

192 (i) make documents available to lot owners in accordance with the association's  
 193 governing documents; and

194 (ii) (A) if the association contains 20 or more lots:

195 (I) make available online the documents described in Subsections (1)(a)(ii)(A) and  
 196 (1)(a)(iii) to lot owners, free of charge; or

197 (II) send the documents described in Subsections (1)(a)(ii)(A) and (1)(a)(iii) to lot  
 198 owners via electronic mail on an annual basis;

199 ~~[(A)]~~ (B) regardless of the number of lots in the association, if the association has an  
 200 active website, make the documents described in Subsections (1)(a)(ii)(A) ~~[through (C)]~~ and  
 201 (1)(a)(iii) available to lot owners, free of charge, through the website; or

202 ~~[(B)]~~ (C) if the association does not have an active website and contains fewer than 20  
 203 lots, make physical copies of the documents described in Subsections (1)(a)(ii)(A) ~~[through~~  
 204 ~~(C)]~~ and (1)(a)(iii) available to lot owners during regular business hours at the association's  
 205 address registered with the Department of Commerce under Section 57-8a-105.

206 (b) For purposes of Subsection (2)(a)(ii)(A), making documents available online may  
 207 include making documents available through the association's website.

208 (c) Subsection (2)(a)(ii) does not apply to an association as defined in Section 57-19-2.

209 ~~[(c)]~~ (d) If a provision of an association's governing documents conflicts with a  
 210 provision of this section, the provision of this section governs.

211 (3) In a written request to inspect or copy documents: