

2024 Utah Legislative Bill Tracking

Updated: 1/19/24



Bill #	Title	Status	Sponsors	Position	Description
H.B. 104	Property Owner Association Amendments	House 1st Reading	Rep. Thurston	Monitor	Prohibits an HOA from adopting or enforcing a rule that prohibits an owner from making modifications for radon mitigation.
H.B. 169	Rental Property Disclosure Requirements	House 1st Reading	Rep. Walter	Oppose	Requires an owner of residential rental property to provide a prospective renter a disclosure of property defects during the application process
H.B. 174	Automatic Renewal Contract Requirements	Bill Filed	Rep Action	Oppose as Written	Requires that, if a contract renews automatically for a period longer than 45 days, the offeror provides certain notices before the renewal date.
H.B. 180	Short-term Rental Amendments	House 1st Reading	Rep. Bennion	Undecided	Prohibits the operation of a short-term rental (<30 days) unless a municipality issues a permit to do so. Creates regulations surrounding short-term rentals.
H.B. 204	Towing Requirements	House 1st Reading	Rep. Gwynn	Undecided	Clarifies the type of notice an impounding company needs to serve and provide to the DMV to remove a vehicle.
H.B. 321	Eviction Records Amendments	Senate standing committee	Rep. Judkins	Support	Makes a technical change that requires a court to expunge an eviction that qualifies for expungement within 90 days instead of 3 years.
S.B. 58	Property Tax Administration Amendments	Senate standing committee	Sen. Grover	Support	Clarifies what a county assessor may request when verifying the status of real property for tax purposes (i.e. residential, commercial, etc.)
S.B. 59	Government Leased Property Tax Exemption	Senate standing committee	Sen. Fillmore	Undecided	Defines terms to provide the circumstances under which property leased to a government entity qualifies for a property tax exemption.
S.B. 116	Eviction Notice Requirements Amendments	Bill Filed	Sen. Plumb	Oppose as Written	Limits the amount of fees animal control can charge for holding an animal retrieved from a property where the owner was evicted. Requires a landlord to post a notice after eviction of where a retrieved animal is taken to.
TBD	Property Management Licensure Act	Drafting	Rep. Teuscher	Support	Creates a new commission within the department of commerce to regulate property management. Creates an alternative path to property management licensing – more favorable regulations for PM, lower barrier to entry, lower government involvement, and better consumer protection.
TBD	Property Owner Association Amendments	Drafting	Rep. Harper	Support	Prohibits an HOA from adopting or enforcing a rule that (1) prohibits an owner from making modifications for radon, (2) requires a rental unit to use a specific lease, (3) requires leases to be for a term longer than 6 months.
TBD	Notice of Rent Increase Requirements	Drafting	Rep. Judkins	Support	Requires landlords serve a 60 day notice of rent increase if: (1) the lease is not month to month, (2) the parties don't agree to it before hand, and (3) the lease automatically renews. Does not affect end of term notices or other fees.