12:00 PM SESSION

Lunch + Legislative Update

Justin Y. Allen
Government Affairs Director
Rental Housing Association of Utah



2026 LOGAN FAIR HOUSING EDUCATION
CONFERENCE AND TRADE SHOW

2026 LEGISLATIVE UPDATE

UTAH
RENTAL HOUSING
ASSOCIATION

PROPERTY MANAGEMENT LICENSE UPDATE

Where the PM license stands

1. **Draft PM rules approved**
   DRE Commission met on Oct 9 to approve the draft rules

2. **What the draft rules include**
   Separate section for PM; Principal Property Manager; allows interest-bearing accounts in PM

3. **Meetings continue**
   Addressing fee disclosure and DRE/DCP jurisdiction

4. **Education curriculum**
   Curriculum group continuing work on the 12 modules

ON TRACK

Jan 1

PM license rollout from the Division of Real Estate (DRE)

LEGISLATIVE ISSUES UPDATE

Licensing, jurisdiction and fees

1

DRE vs. DCP Jurisdiction

Jurisdiction issue

2

Fee Transparency and Disclosure

FTC? Potential bill?

3

PM License Cleanup

DRE and RHA bills?

LEGISLATIVE ISSUES UPDATE

Statute fixes and housing programs

1

Service Animal vs. Emotional Support Animal

Statute fix

2

Fit Premises Cleanup Bill

Shallenberger

3

New Housing Division

Begins July 1; Section 8 money already spent

LEGISLATIVE ISSUES UPDATE

Local fees, rulemaking and investors

1

SLC Sewer and Water Fees

Ongoing discussions

2

State Meth Rulemaking

Update

3

BTR Communities

Institutional investors

POLITICAL UPDATE

GENERAL ELECTION

Nov 3

State House
State Senate
Congressional districts
County

1. **State Senate**
   Open seat races; Koford, Tran, Hollist, Benson, Fiefia new favorites

2. **State House**
   Competitive races: MacPherson, Loubet, Thompson, Alvey/Lesser, Eliason, Okerlund, Dunnigan, Matthews/Saxton; etc.

3. **CD Primaries**
   McAdams, Moore, Maloy, Kennedy should all win easily

HOW TO GET INVOLVED

RHPAC

Rental Housing Political Action Committee

Make your voice heard

1. Join the RHA GAC
2. Invest in the RHAPAC
3. Get to Know Your Elected Officials
4. Help Good Elected Officials With Their Campaigns



UTAH RENTAL HOUSING ASSOCIATION

Rental Housing Association of Utah P.A.C.

PAC DONATION Giveaway!

$500 CASH

SCAN TO DONATE

Donate $25 or more and you're entered to win!

rhautah.org/PAC

Thank you for Helping Us Reach our PAC GOAL

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QUESTIONS?

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