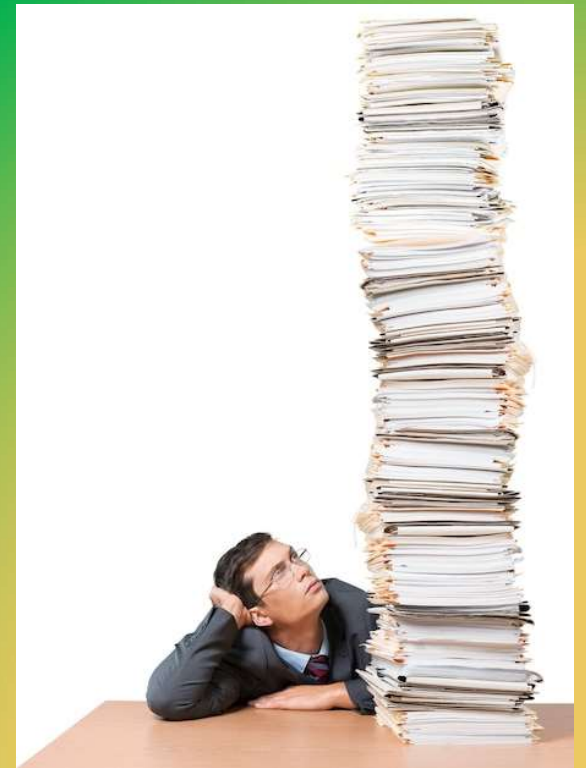


# **2025 LAND USE/ HOUSING LEGISLATIVE SUMMARY**





# So Much New Added!

- **Housing/Land Use**

- 40 bills introduced, 25 passed
- 765 lines of code added to LUDMA (780 in county LUDMA)

- **Other State Code Sections:**

- 15A – State Fire and Construction
- 71A – Veterans and Military Affairs
- 79-6 – Utah Energy Act
- 35A-8 – Housing & Comm. Devel.
- 63N – Economic Opportunity Act
- 53B – Higher Education
- 19-5 – Water Quality Act
- 10-8 – Powers of Municipalities
- 17C – Community Development
- 11-41 – Retail Incentive Payments
- 53-29 – Security Improvements



# General Plans

- Transportation and Traffic Circulation Element (SB195)
  - All communities in Metropolitan Planning Organizations (MPOs)
  - “identify priority connections to remedy physical impediments ... that would improve circulation...”
  - Include cost estimates, potential funding sources, impediments to constructing
  - To be completed by July 1, 2027
  - MPO to provide annual reports to Transportation Interim Committee

# General Plans

- Moderate Income Housing Element (HB37)
  - Creates Affordable Home Ownership Density Bonus option in LUDMA Section 5
  - Implementing an HTRZ, HOPZ, FHIZ, UHIP, Density Bonus – 3 years compliance



# Local Ordinance Amendments

- Provisions for identical housing plans (HB368)
- Public hearings for variances, LU appeals prohibited (HB368)
- Parking standards for 1- and 2- family units, townhomes in MIHP cities (SB181)
- Street, fire improvements required for building permits, COs (HB368)
- Inspections and bond releases for public improvements, landscaping (HB368)
- Issuance of building permits, COs relating to landscaping (HB368)
- TDR provisions, transfer outside of jurisdiction must have agreement (HB368)





# Local Ordinance Amendments



- Storm water runoff controls, permits, inspections (SB220)
- Property line adjustments – extensive changes (SB104)
- Counties – high tunnels exempt (HB435)
- Counties – minor subs now 50 acres, 500 ft. (HB255)
- Gravel pit regulation – limited (HB355)
- Process for determination of similar, unlisted business uses – flawed! (SB179)

# LU Administration

- Mailing of notices for general code changes (HB368)
- Notify properties within 2,500 ft of private airport runway (HB44)
- Billboard relocations due to highway construction (HB198)
- Short-term rentals enforcement, licensing (HB256)
- No withholding building permits, COs for landscaping plans, installation (HB368)
- Timelines for deeming applications complete, plan resubmittals, plan reviews (HB368)
- Rules for release of bonds for infrastructure, landscaping (HB368)



# LU Administration

- Changes to FHIZ program (SB23)
- Changes to HTRZ program (SB26)
- Station Area Plan reporting changes (SB195)
- Changes to use of housing set-aside funds, CRA funds (SB250)
- Cannot charge water districts with certified inspector permit fees (HB550)
- Certified security improvements exempt from local LU regs (SB340)
- Annexation process changed for Salt Lake County (HB368)





# Coming Next Year?

- Beehive Development Authority?
- More zoning reform? (HB88, HB90, SB262)
- Correct process for similar, unlisted businesses
- Annexation?
- Gravel pits?
- State Housing Plan

