

2026 Legislative Session

Land Use and Housing Bills

Themes from this year

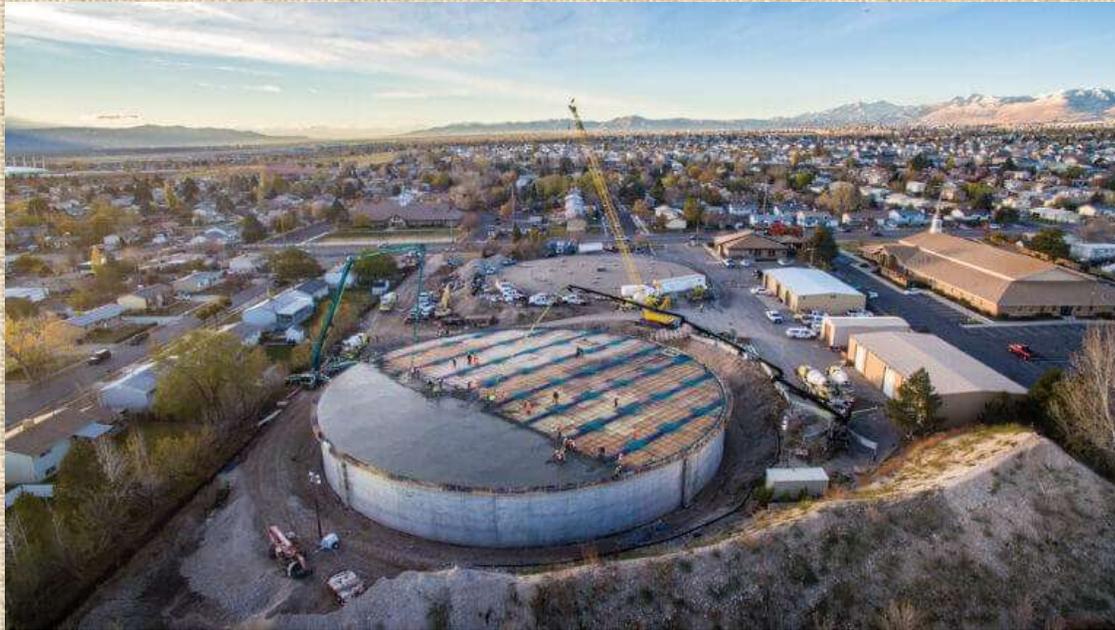
- **No really “earthshaking” bills**
- **Many bills not reviewed by LUTF**
- **Bills grafted into other bills**
- **Many land use provisions not in LUDMA**
- **Housing issue “fatigue”**
- **Introspection on growth**

HB68 – Housing and Community Development Amendments

Reorganizes housing and community development functions of state government into a new Division, designates a state housing coordinator to run the new Division and be chief housing advisor to the governor



HB492 - Transportation, Infrastructure, and Housing Amendments



Creates the State Housing Infrastructure Partnership, a \$100 million loan fund to build needed infrastructure for housing, more for Salt Lake County

HB507 - State Coordination of Regional and Local Economic Development Projects Amendments

Provides for a new beast, Regionally Significant Development Zones, which will take the place of HTRZs, HOPZs, FIHZs and relates to CRAs, PIDs, MIDA, Inland Port, Point of the Mountain, and others.



SB284 - Local Land and Water Modifications

**The big Land Use Task Force
bill!**

DADUs

**Makes “detached” ADUs a
permitted use on residential
lots larger than 11,000 sf in
most urban communities**

**Does not prevent locals from
allowing DADUs on smaller
lots, at their option**



SB284 - Local Land and Water Modifications

Planning Commissions

- PC members can be removed for violating listed provisions
- PC member training to include “ethics,” distinction of legislative, administrative and quasi-judicial roles



SB284 - Local Land and Water Modifications



**Local Land Use Codes, Fees,
Procedures**

**Local governments required
to publish online all land
use ordinances, fees, and
checklists for all land use
procedures**

**If no website, must have
these items available for
public inspection in office**

SB284 - Local Land and Water Modifications

Appeal Authorities

As of July 1, 2026, governing body cannot act as appeal authority (except for smallest communities)

Standard for appeal is subtly different for applicants vs third parties

Only parties that may speak in appeal hearing are the appellant, land use applicant, and the local entity



SB284 - Local Land and Water Modifications



Exaction of Water Rights
Before a local entity can require exaction of water rights, must have a written plan showing future water needs. Plan to be based on state code section 73-1-4(2)(f)

SB284 - Local Land and Water Modifications



Municipal Incorporation

**Property owners added after
initial petition to have rights
to be removed**

SB284 - Local Land and Water Modifications

Other Provisions

- Modification to process for “unlisted commercial business uses”
- Model homes and open houses
- Building height vs stories
- Bonding and bond release provisions



HB16 – Solar Power Plant Amendments

**Local land use provisions for solar
power plants (1 MW+)**

**Must receive conditional use permit,
cannot be “unreasonably” withheld**

Not in LUDMA – 54-17-1205



HB33 – Political Signs Amendments



Provisions for political signs –
content, locations, time
allowed

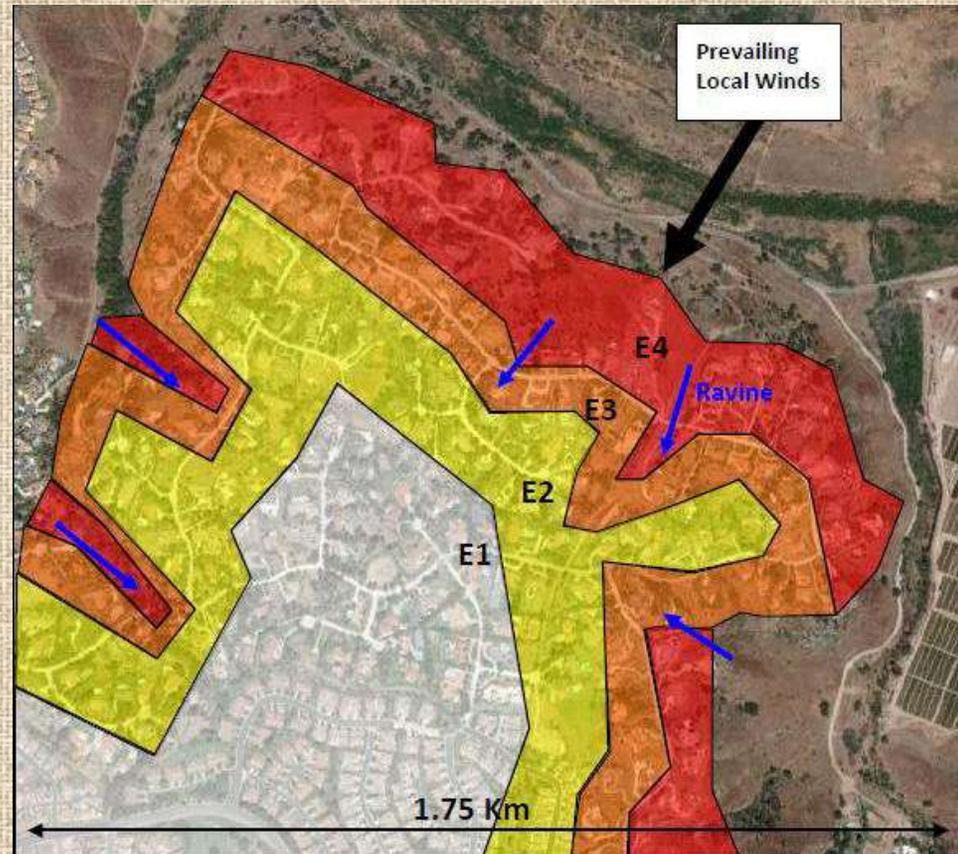
Can be placed in park strips

Not in LUDMA – 20A-17

HB41 – Construction and Fire Codes Amendments

Mapping Wildland-Urban
Interface (WUI) zones – local
input allowed

Not in LUDMA – 65A-8-203



HB76 - Data Center Water Transparency Amendments

**Requirements for local land
use consideration of large
data center (uses 75+ af of
water per year)**

**Local land use authority must
notify state agencies, local
water provider, of application**

**Not found in LUDMA – 73-5-
8.3**



HB126 - Micro- Education Entity Facility Amendments

**Modifies LUDMA section on
micro-education entities –
10-20-304, 17-79-305**

**Optional provisions that can
be incorporated into local
code**

**Number of students allowed
to be based on building code
occupancy standards, but in
no case more than 100**



HB215 - Landscaping Restrictions Amendments



**Modifies Water-Wise
Landscaping section of
LUDMA (10-20-619, 17-79-
615), restricts governing of
landscaping in WUI zones**

HB412 - Energy Development Planning Amendments

Stipulates required considerations in land use review process for solar or wind energy facilities (10 MW+)

Applicant must have plans reviewed by state wildlife agencies

Local land use authority must consider, but not required to adopt, review recommendations

Not found in LUDMA – 54-17-1201



HB436 - Moderate Income Housing Infrastructure Amendments

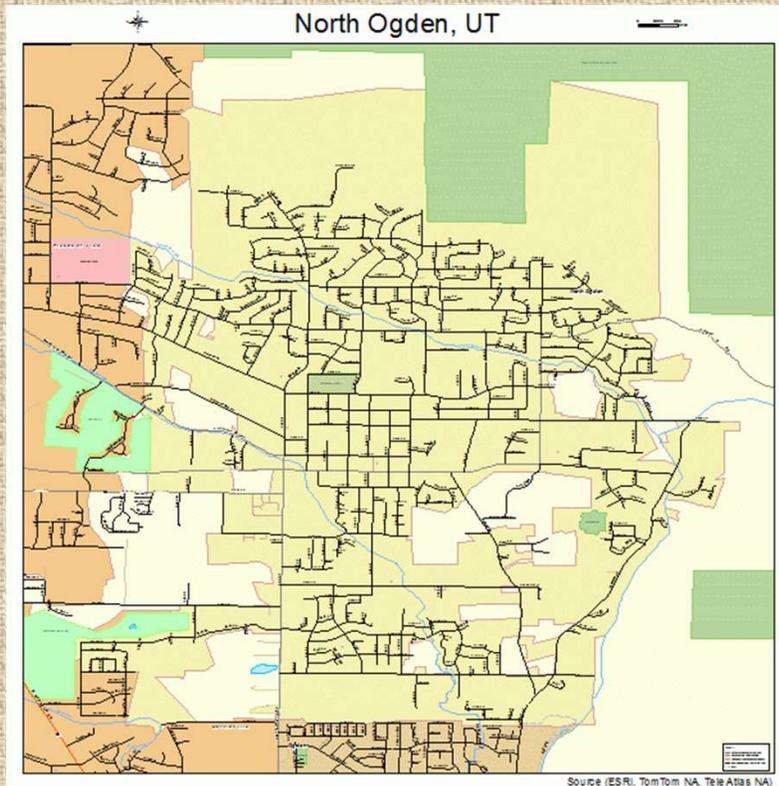
Adds provisions to reporting requirements of MIHP – namely, number of residential occupancy permits issued in previous year

Increase of 2.5% in previous year, priority for certain state transportation funding

Waives requirement for report in 2026 (other than occupancy permits count)



HB457 - County Governance Modifications



Extends the mandatory automatic annexation of unincorporated islands in first class counties to second class counties, with modifications

The provisions for planning for growth in unincorporated county areas adjacent to the Wasatch Front were removed! ☹️

HB509 - Wetlands Study Amendments

Directs Dept. of Natural Resources to conduct study of wetlands in 1st and 2nd class counties, report back to legislature by Oct 2027 with recommendations for action.

Great Salt Lake and Utah Lake wetlands in this area



HB520 - Higher Education Student Housing Study



Directs governor's housing advisor, jointly with Commissioner of Higher Education, local governments and private developers, to study housing issues around higher education institutions for students, faculty and staff. Report back to legislature by November 2026 with action recommendations

HB597 - Alcohol Amendments

Among a number of provisions, modifies location limitations for restaurants and hotels near “public uses” except for schools and churches





SB39 - Investment Zones Amendments

Makes a number of changes to provisions of station area plans, HTRZs, HOPZs, and FIHZs.

SB232 - Regulatory Impacts on Families

Stipulates that before passing any new ordinances or amendments, the governing body must “consider the impact the proposed ordinance may have on family health, stability, and formation.” This includes land use codes and rezonings of property.

However, failure to do so does not invalidate the ordinance or create a cause of action against the entity.



SB242 - Transportation Amendments



Does a number of things regarding transportation-related regulations and provisions. Among them:

Defines the Utah Trail Network

allows the Transportation Commission to prioritize the use of Transit

Transportation Investment Fund revenue for corridor preservation purposes

There are many other transportation-specific measures in the bill

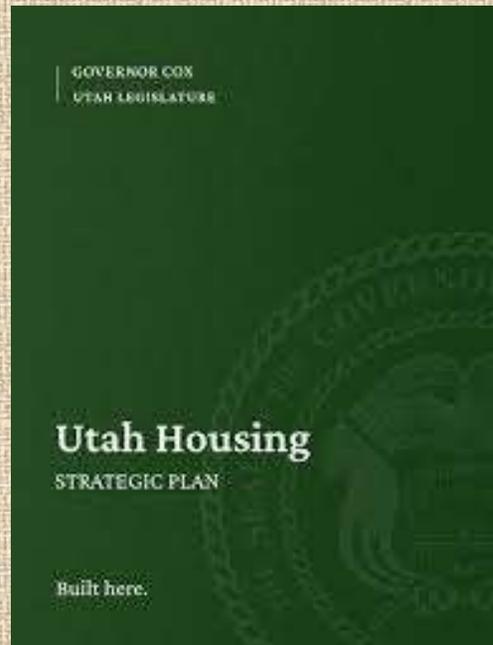
SB278 - Development Authority Modifications



Add a provision into the LUDMA section on State and Federal Property to say that whenever a state agency or independent entity or development authority (like Inland Port or MIDA) intends to dispose of property it owns, the local government can coordinate with the state entity to develop a plan and land use codes for the property.

The required notifications and hearings for adoption of such plans and ordinances, if requested by the state entity, are waived.

HCR6 - Concurrent Resolution Regarding the Utah Housing Strategic Plan



Encourages the Legislature and the Governor support implementing the Utah Housing Strategic Plan to align and coordinate statewide efforts to increase housing supply and improve affordability

HCR14 - Concurrent Resolution Supporting the Transfer of Federally Managed Lands

Urges Congress to allow limited use of unreserved lands near existing communities and infrastructure for moderate income housing, and encourages Congress to support land transfers or exchanges in line with responsible stewardship



HB184 - Small Lots and Starter Homes Amendments

**Did not pass
May be back!**



HB470 Building Inspection Amendments

Did not pass

May be back – a perennial
issue



HB510 Municipal Incorporation Modifications



Did not pass

Issue of “preliminary municipalities” is becoming a bigger issue, related to planning for growth in unincorporated county areas

**HB568 Impact Fee
Limit**

Amendments

**HB570 New Home
Impact Fee**

Amendments

**SB245 Impact Fee
Amendments**

Bills did not pass

**Impact fees continues to
be a burr under the
saddle, will likely be back**

