

Land Use and Housing Issues at the 2026 Utah Legislature

Welcome to this session from the Utah Land Use Institute Conference, where industry experts break down the latest legislative changes shaping housing and land use across Utah.

In this discussion, panelists analyze key bills from the recent legislative session, including major updates on ADUs (Accessory Dwelling Units), housing infrastructure funding, and statewide policy shifts impacting affordability, development, and local governance.

If you're a developer, investor, planner, or simply interested in Utah's housing market, this session provides critical insights into where policy is heading—and how it will affect future growth.

Timestamps

- 0:00 – Introduction to legislative session & panel
 - 1:08 – Meet Sean Guzman & panel background
 - 2:54 – Overview of major housing bill themes
 - 4:03 – The Land Use Task Force explained
 - 6:23 – Why more bills are bypassing the task force
 - 7:29 – Record number of land use bills in Utah
 - 10:13 – Challenges navigating new land use laws
 - 12:06 – Can the Land Use Task Force be fixed?
 - 16:02 – Legislative perspective on housing policy conflicts
 - 17:20 – Public opinion vs local zoning decisions
 - 21:15 – Housing policy fatigue among legislators
 - 22:31 – Growth vs affordability debate
 - 28:05 – House Bill 68: State housing restructuring
 - 30:41 – Why Utah is centralizing housing policy
 - 35:37 – Infrastructure funding & housing (HB 492)
 - 40:30 – Tax incentives & growth reforms (HB 507)
 - 42:23 – SB 284: Major land use updates
 - 42:48 – ADUs now allowed statewide (key change)
 - 44:24 – Impact of ADU laws on cities
 - 49:29 – Do HOA rules override ADUs?
 - 52:27 – Planning commission rule changes
 - 54:59 – New transparency requirements for cities
 - 57:06 – Appeal authority changes explained
 - 58:39 – Water rights & development requirements
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Why This Matters

Utah is facing a housing affordability crisis, and lawmakers are actively reshaping land use policy to address it. This session reveals:

- How new laws will impact housing supply
- Why ADUs are being pushed statewide
- The tension between growth, infrastructure, and quality of life
- How developers and cities must adapt moving forward