

## Senate Revenue and Taxation Committee

February 26th, 2025

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### **Bill: 3rd substitute HB 256 – Municipal and County Zoning Amendments**

Sponsor: Representative Neil R. Walter

Floor Sponsor: Senator Evan J. Vickers

#### **UASD Position: Support**

This Bill modifies provisions related to the authority of municipalities and counties regarding short-term rentals.

Discussion: Representative Walter presented the 3rd substitute of the Bill, which was adopted by the Committee. He explained that the Bill allows municipalities to require short-term rental operators to obtain a permit and provides them with the authority to regulate both conforming and non-conforming short-term rentals. Additionally, it clarifies that short-term rental websites are not an extension of municipal enforcement efforts.

Senator McCay asked several clarifying questions, first inquiring about the permit process. The sponsor explained that the most recent substitute does not mandate a permit process but gives municipalities the option to require one as part of their short-term rental regulations. Senator McCay expressed concerns that permitting language remained in the Bill, but the sponsor pointed to line 66, which states that a municipality “may” require a permit at its discretion. Senator McCay then asked whether the sponsor had concerns about potential objectivity issues in the language. The sponsor responded that he was not concerned, citing discussions with the Utah League of Cities and Towns and other stakeholders.

The Utah League of Cities and Towns, the Utah Association of Realtors, and the Utah Tourism Association spoke in favor of the Bill. The Libertas Institute remained neutral following the adoption of the 3rd substitute. Steve Waldrip, Housing Policy Advisor to the Governor, expressed support for the Bill. No further discussion followed.

Yeas: 3

Nays: 2

N/V: 2

**Outcome: 3rd substitute HB 256 passed out of the Committee with a favorable recommendation.**

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### **Bill: 1st substitute SB 327 – Public Sector Labor Organization Definition Amendments**

Sponsor: Senator Lincoln Fillmore

Floor Sponsor:

**UASD Position: Tracking**

This Bill modifies the state labor code.

Discussion: Senator Fillmore presented the 1st substitute of the Bill, explaining that it corrects a typographical error. The Committee adopted the substitute. The sponsor noted that the Bill establishes a coordinating clause to supersede certain provisions in the 1st substitute of HB 267, which were inadvertently omitted when that Bill passed both chambers. Key changes include revisions to lines 40-42, which narrow the definition of a labor organization to exclude entities contracting with government agencies. Additionally, the Bill refines the definition of a public employer for greater precision and clarifies that union activity does not include internal functions specified in a contract. The sponsor emphasized that these refinements ensure the definitions remain consistent with the original intent. No discussion followed.

Yeas: 4

Nays: 1

N/V: 2

**Outcome: 1st substitute SB 327 passed out of the Committee with a favorable recommendation.**

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**Bill: SB 310 – Transportation Utility Fee Amendments**

Sponsor: Senator Brady Brammer

Floor Sponsor:

**UASD Position: Tracking**

This Bill deals with a city's ability to impose a transportation utility fee.

Discussion: The Bill was not heard in the Committee.

Yeas:

Nays:

N/V:

**Outcome: SB 310 was not heard.**

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