

Bountiful Legislative Priorities 2021

As of February 3, 2021

HB 82 – Single Family Housing Modifications (Ray Ward) – As currently drafted, this bill would prohibit cities from imposing restrictions on internal accessory dwelling units (ADUs; sometimes referred to as “mother-in-law apartments”) including size and parking. The bill also prohibits HOAs from restricting ADUs. Rep. Ward’s bill makes welcome clarifications to the building code and creates a state program to guarantee certain loans for ADUs. Despite the benefits, this bill undoes much of what the city council recently decided after lengthy consideration and public input and takes away local decision-making authority. (it is worth noting that two substitute bills, not yet adopted, are much more preemptive of local zoning). This bill was held in House committee. Position: **Oppose.**

HB 98 – Local Government Building Regulation Amendments (Paul Ray) – This bill would allow a developer/homebuilder to hire their own certified building inspector (even their own employee) in lieu of being required to use a municipality’s building inspector. Local government building inspectors ensure that buildings are constructed safely and act as an independent third-party to protect the eventual homeowner. The bill also preempts cities from having any kind of design standard on new residential construction. This bill is in House committee.

Oppose

SB 18 – Property Tax Exemptions (Wayne Harper) – This proposal would increase the tax exemption on personal property from \$15,000 to \$50,000. Tangible personal property is generally equipment, machinery, or furniture used in business. More than tripling this exemption will mean a significant loss in tax revenue to local governments and schools, which can only be made up by a tax increase on real property (homes and property). This bill is in committee. **Oppose**

SB 52 – Property Tax Deferral Modifications (Lincoln Fillmore) – Senator Fillmore’s proposal would allow a homeowner to defer paying property taxes if they are 66 years old and their home is valued at \$500,000 or less. The deferral would show up as a lean on the home until the property is sold or the homeowner passes away, at which point all past taxes would be due. The impact on a city, county, school district would be considerable, and the lack of revenue would require a tax increase. In addition, the burden of paying the taxes would be left to the family or trust, likely resulting in higher home prices impacting housing affordability. This bill was passed out of Senate committee and is on the Senate 2nd reading calendar. **Oppose**

SB 104 – Tax Levy for Animal Control (Todd Weiler) – This bill will allow a county to create a property tax levy specifically for animal care and control. The new tax must be offset with a corresponding reduction in the general property tax rate by both county and cities so there is no initial tax impact on residents. This bill is being sponsored by Senator Weiler at the request of Davis County and every city in the County (including Bountiful) to provide a stable revenue source and transparency for improved animal care services in the County. This has passed the Senate committee and is on the Senate 2nd reading calendar. **Support**