

Building Inspector Amendments

2025 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Thomas W. Peterson

LONG TITLE**Committee Note:**

The Business and Labor Interim Committee recommended this bill.

Legislative Vote: 10 voting for 4 voting against 8 absent

General Description:

This bill modifies provisions relating to building inspectors.

Highlighted Provisions:

This bill:

- ▶ defines terms;
- ▶ directs the Uniform Building Code Commission to:
 - collect data pertaining to building inspectors;
 - publish gathered data on an annual basis; and
 - report the data annually to the Legislature;
- ▶ expands the scope for the Division of Professional Licensing to spend money from surcharges;
- ▶ adds unlawful and unprofessional conduct provisions for licensed building inspectors acting as qualified building officials;
- ▶ requires a local regulator to hire or contract with a qualified building official;
- ▶ schedules the repeal of the licensing requirement for a building inspector and related unlawful conduct provisions; and
- ▶ makes technical and conforming changes.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:**AMENDS:**

15A-1-105, as enacted by Laws of Utah 2024, Chapter 375

15A-1-202, as last amended by Laws of Utah 2024, Chapters 375, 431

32 **15A-1-203**, as last amended by Laws of Utah 2021, Chapters 199, 344
 33 **15A-1-209**, as last amended by Laws of Utah 2024, Chapter 72
 34 **58-56-9**, as last amended by Laws of Utah 2024, Chapter 375
 35 **58-56-9.1**, as enacted by Laws of Utah 2007, Chapter 145
 36 **58-56-9.3**, as last amended by Laws of Utah 2018, Chapter 229
 37 **63I-1-258**, as last amended by Laws of Utah 2024, Third Special Session, Chapter 5

38

39 *Be it enacted by the Legislature of the state of Utah:*

40 Section 1. Section **15A-1-105** is amended to read:

41 **15A-1-105 . Third-party inspection firms.**

42 (1) As used in this section:

43 (a) "Building permit applicant" means ~~[a person]~~ an individual who applies to a local
 44 regulator for a building permit.

45 (b) "Inspection" means a physical examination of all aspects of a structure to ensure
 46 compliance with the State Construction Code.

47 (c) "Local regulator" means the same as that terms is defined in Section ~~[15A-1-102]~~
 48 15A-1-202.

49 (d) "Third-party inspection firm" means an entity that~~[-is]~~:

50 ~~[(i) licensed under Title 58, Chapter 56, Building Inspector and Factory Built~~
 51 ~~Housing Licensing;]~~

52 ~~[(ii)]~~ (i) employs or contracts with licensed building inspectors to enforce building
 53 codes adopted in this title;

54 (ii) is independent, but may include a building inspector for an adjacent city or
 55 county; and

56 (iii) is included on the local regulator's third-party inspection firm list.

57 (e) "Third-party inspection firm list" means a list of:

58 (i) for a first, second, third, or fourth class county, or a municipality located within a
 59 first, second, third, or fourth class county, three or more third-party inspection
 60 firms approved by the local regulator; or

61 (ii) for a fifth or sixth class county, or a municipality located within a fifth or sixth
 62 class county, one or more third-party inspection firms approved by the local
 63 regulator.

64 (2)(a) Subject to the provisions of this section and Subsections 10-6-160(2) and

65 17-36-55(2), after submitting a request for inspection, a building permit applicant

- 66 may engage a third-party inspection firm from the local regulator's third-party
 67 inspection firm list to conduct or complete an inspection for the scope of work
 68 identified under the original request for inspection.
- 69 (b) If a building permit applicant wishes to engage a third-party inspection firm in
 70 accordance with Subsection (2)(a), the building permit applicant shall first notify the
 71 local regulator of the third-party inspection firm the building permit applicant intends
 72 to engage.
- 73 (c) Upon completing the inspection, the third-party inspection firm shall submit the
 74 inspection report to the local regulator.
- 75 (d)(i) The local regulator shall pay the cost of the inspection to the third-party
 76 inspection firm after the local regulator receives the third-party inspection report
 77 indicating the third-party inspection firm completed the inspection.
- 78 (ii) This section does not require a local regulator to pay for an inspection that
 79 exceeds the scope of work identified under the original request for inspection.
- 80 (3)(a) The local regulator shall issue a certificate of occupancy to the building permit
 81 applicant if the third-party inspection firm:
 82 (i) completes the inspection; and
 83 (ii) submits the inspection report to the local regulator.
- 84 (b) The local regulator shall promptly issue the certificate of occupancy or letter of
 85 completion after the third-party inspection firm submits the final inspection report to
 86 the local regulator as described in Subsection (3)(a)(ii).
- 87 (4) A local regulator is not liable for any inspection performed by a third-party inspection
 88 firm.

89 Section 2. Section **15A-1-202** is amended to read:

90 **15A-1-202 . Definitions.**

91 As used in this chapter:

- 92 (1) "Agricultural use" means a use that relates to the tilling of soil and raising of crops, or
 93 keeping or raising domestic animals.
- 94 (2)(a) "Approved code" means a code, including the standards and specifications
 95 contained in the code, approved by the division under Section 15A-1-204 for use by a
 96 compliance agency.
- 97 (b) "Approved code" does not include the State Construction Code.
- 98 (3) "Building" means a structure used or intended for supporting or sheltering any use or
 99 occupancy and any improvements attached to it.

- 100 (4) "Building permit applicant" means the same as that term is defined in Section 15A-1-105.
- 101 (5) "Code" means:
- 102 (a) the State Construction Code; or
- 103 (b) an approved code.
- 104 (6) "Commission" means the Uniform Building Code Commission created in Section
- 105 15A-1-203.
- 106 (7) "Compliance agency" means:
- 107 (a) an agency of the state or any of its political subdivisions [~~which~~] that issues permits
- 108 for construction regulated under the codes;
- 109 (b) any other agency of the state or its political subdivisions specifically empowered to
- 110 enforce compliance with the codes;
- 111 (c) a third-party inspection firm as defined in Section 15A-1-105; or
- 112 (d) any other state agency [~~which~~] that chooses to enforce codes adopted under this
- 113 chapter by authority given the agency under a title other than this part and Part 3,
- 114 Factory Built Housing and Modular Units Administration Act.
- 115 (8) "Construction code" means standards and specifications published by a nationally
- 116 recognized code authority for use in circumstances described in Subsection 15A-1-204
- 117 (1), including:
- 118 (a) a building code;
- 119 (b) an electrical code;
- 120 (c) a residential one and two family dwelling code;
- 121 (d) a plumbing code;
- 122 (e) a mechanical code;
- 123 (f) a fuel gas code;
- 124 (g) an energy conservation code;
- 125 (h) a swimming pool and spa code;
- 126 (i) a manufactured housing installation standard code; and
- 127 (j) Modular Building Institute Standards 1200 and 1205, issued by the International
- 128 Code Council, except as specifically modified by provisions of this title governing
- 129 modular units.
- 130 (9) "Construction project" means the same as that term is defined in Section 38-1a-102.
- 131 (10) "Executive director" means the executive director of the Department of Commerce.
- 132 (11) "Legislative action" includes legislation that:
- 133 (a) adopts a new State Construction Code;

- 134 (b) amends the State Construction Code; or
 135 (c) repeals one or more provisions of the State Construction Code.
- 136 (12)(a) "Local regulator" means a political subdivision of the state that employs or
 137 contracts a qualified building official and is empowered to engage in the regulation of
 138 construction, alteration, remodeling, building, repair, installation, inspection, or other
 139 activities subject to the codes.
- 140 (b) "Local regulator" [~~may include~~] includes the local regulator's designee.
- 141 (13) "Membrane-covered frame structure" means a nonpressurized building with a structure
 142 composed of a rigid framework to support a tensioned membrane that provides a
 143 weather barrier.
- 144 (14) "Not for human occupancy" means use of a structure for purposes other than protection
 145 or comfort of human beings, but allows people to enter the structure for:
 146 (a) maintenance or repair; or
 147 (b) the care of livestock, crops, or equipment intended for agricultural use which are
 148 kept there.
- 149 (15) "Opinion" means a written, nonbinding, and advisory statement issued by the
 150 commission concerning an interpretation of the meaning of the codes or the application
 151 of the codes in a specific circumstance issued in response to a specific request by a party
 152 to the issue.
- 153 (16) "Qualified building official" means an individual who:
 154 (a) has at least six years of experience as an architect, engineer, inspector, contractor or
 155 superintendent of construction, or any combination of these;
 156 (b) is actively licensed as an inspector in accordance with Section 58-56-9; and
 157 (c) has completed 40 hours of management training as established by the division in rule.
- 158 [(16)] (17) "Remote yurt" means a membrane-covered frame structure that:
 159 (a) is no larger than 710 square feet;
 160 (b) is not used as a permanent residence;
 161 (c) is located in an unincorporated county area that is not zoned for residential,
 162 commercial, industrial, or agricultural use;
 163 (d) does not have plumbing or electricity;
 164 (e) is set back at least 300 feet from any river, stream, lake, or other body of water; and
 165 (f) is registered with the local health department.
- 166 [(17)] (18) "State regulator" means an agency of the state [~~which~~] that is empowered to
 167 engage in the regulation of construction, alteration, remodeling, building, repair, and

168 other activities subject to the codes adopted pursuant to this chapter.

169 Section 3. Section **15A-1-203** is amended to read:

170 **15A-1-203 . Uniform Building Code Commission -- Unified Code Analysis**

171 **Council.**

172 (1) There is created a Uniform Building Code Commission to advise the division with
173 respect to the division's responsibilities in administering the codes.

174 (2) The commission shall consist of 13 members as follows:

175 (a) one member shall be a heating, ventilation, and air conditioning contractor licensed
176 by the state;

177 (b) one member shall be a licensed building inspector nominated by the Utah League of
178 Cities and Towns;

179 (c) one member shall be a licensed professional engineer;

180 (d) one member shall be a licensed architect;

181 (e) one member shall be:

182 (i) a licensed architect who specializes in residential architecture; or

183 (ii) a residential home designer;

184 (f) one member shall be a member of an association of building owners;

185 (g) one member shall be a fire official;

186 (h) four members shall be contractors licensed by the state, of which:

187 (i) two shall be general contractors, one of which shall specialize in residential
188 construction;

189 (ii) one shall be an electrical contractor; and

190 (iii) one shall be a plumbing contractor;

191 (i) one member shall be from the general public and have no affiliation with the
192 construction industry or real estate development industry; and

193 (j) one member shall be from the Division of Facilities Construction and Management of
194 the Department of Government Operations.

195 (3)(a) The executive director shall appoint each commission member after submitting a
196 nomination to the governor for confirmation or rejection.

197 (b)(i) If the governor rejects a nominee, the executive director shall submit an
198 alternative nominee until the governor confirms the nomination.

199 (ii) An appointment is effective after the governor confirms the nomination.

200 (4)(a) Except as required by Subsection (4)(b), as terms of commission members expire,
201 the executive director shall appoint each new commission member or reappointed

- 202 commission member [tø] for a four-year term.
- 203 (b) [~~Notwithstanding the requirements of Subsection (4)(a), the~~] The executive director
204 shall adjust, at the time of appointment or reappointment, [~~adjust~~] the length of terms
205 to ensure that the terms of commission members are staggered so that approximately
206 half of the commission is appointed every two years.
- 207 (5) When a vacancy occurs in the commission membership for any reason, the executive
208 director shall appoint a replacement for the unexpired term.
- 209 (6)(a) A commission member may not serve more than two full terms.
- 210 (b) A commission member who ceases to serve may not again serve on the commission
211 until after the expiration of two years after the day on which service ceased.
- 212 (7) A majority of the commission members constitute a quorum and may act on behalf of
213 the commission.
- 214 (8) A commission member may not receive compensation or benefits for the commission
215 member's service, but may receive per diem and travel expenses in accordance with:
- 216 (a) Section 63A-3-106;
- 217 (b) Section 63A-3-107; and
- 218 (c) rules made by the Division of Finance pursuant to Sections 63A-3-106 and
219 63A-3-107.
- 220 (9)(a) The commission shall [~~annually designate~~] designate annually one of the
221 commission's members to serve as chair of the commission.
- 222 (b) The division shall provide a secretary to facilitate the function of the commission and
223 to record the commission's actions and recommendations.
- 224 (10) The commission shall:
- 225 (a) in accordance with Section 15A-1-204, report to the Business and Labor Interim
226 Committee;
- 227 (b) act as an appeals board as provided in Section 15A-1-207;
- 228 (c) establish advisory peer committees on either a standing or ad hoc basis to advise the
229 commission with respect to matters related to a code, including a committee to advise
230 the commission regarding health matters related to a plumbing code; [~~and~~]
- 231 (d) assist the division in overseeing code-related training in accordance with Section
232 15A-1-209[.];
- 233 (e) collect, with the assistance of the division, data related to the building inspection
234 process, including building code interpretation and enforcement, throughout the state
235 through the following methods:

- 236 (i) surveying and interviewing stakeholders;
237 (ii) visiting building sites and building departments; and
238 (iii) any other reasonable data collection method;
239 (f) use the data outlined in Subsection (10)(e) to:
240 (i) issue guidance to the division for providing education using surcharges described
241 in Subsection 15A-1-209(5);
242 (ii) issue opinions regarding the proper interpretation of commonly disputed code
243 items;
244 (iii) send letters of concern to local regulators, building officials, third-party firms,
245 and contractors who are found to be incorrectly interpreting, enforcing, or
246 complying with code; and
247 (iv) issue a publicly available report annually, before October 1, on the performance
248 of local regulators within the state on the following:
249 (A) interpreting and enforcing of the building code consistent with this chapter;
250 (B) interpreting code for all building permit applicants and all inspectors
251 consistently and equitably;
252 (C) following consistent and equitable building inspection processes for all permit
253 holders and across all inspectors;
254 (D) meeting inspection timelines as described in Subsection 10-6-160(2);
255 (E) responding to building permit applicants in a timely manner;
256 (F) maintaining adequate training, oversight, and use of employed and contracted
257 qualified building inspectors; and
258 (G) employing or contracting with a qualified building inspector;
259 (g) annually make a summary of data collected in accordance with Subsection (10)(f)
260 publicly available through the Division of Professional Licensing; and
261 (h) annually present the report described in Subsection (10)(f)(iv) and the summary
262 required in Subsection (10)(g), to the Business and Labor Interim Committee before
263 October 1.
264 (11)(a) In a manner consistent with Subsection (10)(c), the commission shall [~~jointly~~
265 ~~ereate~~] create jointly with the Utah Fire Prevention Board an advisory peer committee
266 known as the [""]Unified Code Analysis Council[""] to review fire prevention and
267 construction code issues that require definitive and specific analysis.
268 (b) The commission and Utah Fire Prevention Board shall provide jointly, by rule made
269 in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act,]

270 provide] for:

271 (i) the appointment of members to the Unified Code Analysis Council; and

272 (ii) procedures followed by the Unified Code Analysis Council.

273 Section 4. Section **15A-1-209** is amended to read:

274 **15A-1-209 . Building permit requirements -- Geologic, fault hazard, or**
275 **geotechnical report.**

276 (1) As used in this section, "project" means a "construction project" as defined in Section
277 38-1a-102.

278 (2)(a) The division shall develop a standardized building permit numbering system for
279 use by any compliance agency in the state that issues a permit for construction.

280 (b) The standardized building permit numbering system described under Subsection
281 (2)(a) shall include a combination of alpha or numeric characters arranged in a format
282 acceptable to the compliance agency.

283 (c) A compliance agency issuing a permit for construction shall use the standardized
284 building permit numbering system described under Subsection (2)(a).

285 (d) A compliance agency may not use a numbering system other than the system
286 described under Subsection (2)(a) to define a building permit number.

287 (3)(a) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act,
288 the division shall adopt a standardized building permit form by rule.

289 (b) The standardized building permit form created under this Subsection (3) shall
290 include fields for indicating the following information:

291 (i) the name and address of the owner of each parcel of property on which the project
292 will occur;

293 (ii) the name and address of the contractor for the project;

294 (iii)(A) the address of the project; or

295 (B) a general description of the project;

296 (iv) the county in which the property on which the project will occur is located;

297 (v) the tax parcel identification number of each parcel of the property; and

298 (vi) ~~whether-~~the permit ~~applicant is~~ applicant's role as an original contractor or
299 owner-builder.

300 (c) The standardized building permit form created under this Subsection (3) may include
301 any other information the division considers useful.

302 (d) A compliance agency shall issue a permit for construction only on a standardized
303 building permit form approved by the division.

- 304 (e) A permit for construction issued by a compliance agency under Subsection (3)(d)
305 shall print the standardized building permit number assigned under Subsection (2) in
306 the upper right-hand corner of the building permit form in at least 12-point font.
- 307 (f)(i) Except as provided in Subsection (3)(f)(ii), a compliance agency may not issue
308 a permit for construction if the information required by Subsection (3)(b) is not
309 completed on the building permit form.
- 310 (ii) If a compliance agency does not issue a separate permit for different aspects of
311 the same project, the compliance agency may issue a permit for construction
312 without the information required by Subsection (3)(b)(vi).
- 313 (g) A compliance agency may require additional information for the issuance of a permit
314 for construction.
- 315 (4) A local regulator issuing a single-family residential building permit application shall
316 include in the application or attach to the building permit the following notice
317 prominently placed in at least 14-point font: "Decisions relative to this application are
318 subject to review by the chief executive officer of the municipal or county entity issuing
319 the single-family residential building permit and appeal under the International
320 Residential Code as adopted by the Legislature."
- 321 (5)(a) A compliance agency shall:
- 322 (i) charge a 1% surcharge on a building permit the compliance agency issues; and
323 (ii) transmit 85% of the amount collected to the division [~~to be used by the division~~]
324 for use in accordance with Subsection (5)(c).
- 325 (b) The division shall deposit the portion of the surcharge transmitted to the division [
326 ~~shall be deposited]~~as a dedicated credit.
- 327 (c)(i) The division shall use 30% of the money received under Subsection (5)(a)(ii) to:
- 328 (A) provide education to building inspectors, and individuals working to become
330 building inspectors, regarding the codes and code amendments under Section
331 15A-1-204 that are adopted, approved, or being considered for adoption or
332 approval[-] ; and
- 333 (B) collect data as outlined in Subsection 15A-1-203(10)(e).
- 334 (ii) The division shall use 10% of the money received under Subsection (5)(a)(ii) to
335 provide education to individuals licensed in construction trades or related
336 professions through a construction trade association or a related professional
337 association.
- 338 (iii) The division shall transmit 60% of the money received under Subsection (5)(a)(ii)

339 to the Office of the Property Rights Ombudsman created in Title 13, Chapter 43,
 340 Property Rights Ombudsman Act, to provide education and training regarding:

341 (A) the drafting and application of land use laws and regulations; and

342 (B) land use dispute resolution.

343 (6)(a)(i) A compliance agency that receives a geologic report, fault hazard report, or
 344 geotechnical report as part of a building permitting process or another
 345 infrastructure permitting process shall submit the final report to the Utah
 346 Geological Survey within 90 days after the day on which the compliance agency
 347 receives the report.

348 (ii)(A) When submitting a report, the compliance agency shall indicate what
 349 portion of the report is confidential.

350 (B) ~~[The]~~ In accordance with Subsection 79-3-202(2), the Utah Geological
 351 Survey shall keep confidential ~~[those]~~ the portions of the report that the
 352 compliance agency indicates are confidential~~[in accordance with Subsection~~
 353 ~~79-3-202(2)]~~.

354 (b)(i) If submitting a physical copy of a report, a compliance agency shall mail or
 355 deliver the physical copy of the report to the address shown on the Utah
 356 Geological Survey website.

357 (ii) The Utah Geological Survey shall return the physical copy of a report to the
 358 compliance agency submitting the report after the Utah Geological Survey
 359 completes digital scanning of the report.

360 (c) If submitting a digital copy of a report, a compliance agency shall:

361 (i) submit the digital copy in a form ~~[approved by]~~the Utah Geological Survey
 362 approves; and

363 (ii)(A) submit the digital copy through an online process ~~[approved by]~~the Utah
 364 Geological Survey approves;

365 (B) email the digital copy to an email address provided on the Utah Geological
 366 Survey's public website; or

367 (C) mail or deliver the digital copy to the address described in Subsection (6)(b).

368 (d) A compliance agency may include in a contract related to a geologic report, fault
 369 hazard report, or geotechnical report, a statement that:

370 (i) the compliance agency shall share a copy of the report with the Utah Geological
 371 Survey in accordance with this Subsection (6); and

372 (ii) the Utah Geological Survey may use information in the report as provided in

373 Section 79-3-202 subject to keeping portions of the report confidential as provided
374 in Subsection (6)(a)(ii).

375 (e) A compliance agency may not be held liable for the use or reliance on a geologic
376 report, fault hazard report, or geotechnical report shared with the Utah Geological
377 Survey by:

378 (i) the Utah Geological Survey; or

379 (ii) a person [~~who~~] that obtains information from the Utah Geological Survey that is
380 based on the geologic report, fault hazard report, or geotechnical report.

381 Section 5. Section **58-56-9** is amended to read:

382 **58-56-9 . Qualifications of inspectors -- Contract for inspection services.**

383 (1) An inspector employed by a local regulator, state regulator, or compliance agency to
384 enforce the codes shall:

385 [~~(a)(i) meet minimum qualifications as established by the division in collaboration with~~
386 ~~the commission;~~]

387 [~~(ii) be certified by a nationally recognized organization which promulgates~~
388 ~~construction codes; or]~~

389 [~~(iii) pass an examination developed by the division in collaboration with the~~
390 ~~commission;~~]

391 [~~(b)~~] be currently licensed by the division as meeting [~~those~~] the minimum qualifications
392 the division establishes in collaboration with the commission; and

393 [~~(c)~~] (a) be subject to disciplinary or other action if the licensee engages in unlawful or
394 unprofessional conduct.

395 (2) A local regulator, state regulator, or compliance agency may contract for the services of
396 a licensed inspector not regularly employed by the regulator or agency.

397 (3) In accordance with Section 58-1-401, the division may:

398 (a) refuse to issue a license to an applicant;

399 (b) refuse to renew the license of a licensee;

400 (c) revoke, suspend, restrict, or place on probation the license of a licensee;

401 (d) issue a public or private reprimand;

402 (e) issue a citation to a licensee; and

403 (f) issue a cease and desist order.

404 Section 6. Section **58-56-9.1** is amended to read:

405 **58-56-9.1 . Unlawful conduct.**

406 (1) [~~Unlawful conduct is as~~] "Unlawful conduct" means the same as that term is defined

407 in [~~Subsection 58-1-501(1) and includes:~~] Section 58-1-501.

408 (2) "Unlawful conduct" includes:

409 [(1)] (a) engaging in the sale of factory built housing without being registered with the
410 division as a dealer, unless the sale is exempt under Section 58-56-16;

411 [(2)] (b) selling factory built housing within the state as a dealer without collecting and
412 remitting to the division the fee required by Section 58-56-17;

413 [(3)] (c) acting as a building inspector or representing oneself to be acting as a building
414 inspector, unless licensed or exempted from licensure under this chapter or using the
415 title building inspector or any other description, words, letters, or abbreviation
416 indicating that the person is a building inspector if the person has not been licensed
417 under this chapter;

418 [(4)] (d) acting as a building inspector beyond the scope of the license held under this
419 chapter; [~~and~~]

420 [(5)] (e) hiring or employing in any manner an unlicensed [~~person~~] individual as a
421 building inspector, unless exempted from licensure under this chapter[~~;~~] and

422 (f) as a building official, directing or knowingly allowing an employed or contracted
423 inspector to perform beyond the scope of the inspector's license held under this
424 chapter.

425 Section 7. Section **58-56-9.3** is amended to read:

426 **58-56-9.3 . Unprofessional conduct.**

428 (1) [~~Unprofessional conduct is as~~] "Unprofessional conduct" means the same as that term is
429 defined in [~~Subsection 58-1-501(2) and includes:~~] Section 58-1-501.

430 [(1)] (2) "Unprofessional conduct" includes:

431 (a) as a building inspector:

432 (i) knowingly failing to inspect or issue correction notices for code violations [~~which~~]
433 that when left uncorrected would constitute a hazard to the public health and safety;

434 and

435 (ii) [~~and~~] knowingly failing to require [~~that~~] compliance with correction notices[~~are~~
436 complied with as a building inspector];

437 [(2)] (b) the use of alcohol or the illegal use of drugs while performing duties as a
438 building inspector or at any time to the extent that the inspector is physically or
439 mentally impaired and unable to effectively perform the duties of an inspector;

440 [(3)] (c) gross negligence in the performance of official duties as a building inspector;

441 [(4)] (d) the personal use of information or knowingly revealing information to

- 442 unauthorized persons when that information has been obtained by a building
443 inspector as a result of the inspector's employment, work, or position as an inspector;
- 444 ~~[(5)]~~ (e) unlawful acts or practices ~~[which]~~ that are clearly unethical under generally
445 recognized standards of conduct of a building inspector;
- 446 ~~[(6)]~~ (f) engaging in fraud or knowingly misrepresenting a fact relating to the
447 performance of duties and responsibilities as a building inspector;
- 448 ~~[(7)]~~ (g) a building inspector knowingly failing to require that all plans, specifications,
449 drawings, documents, and reports be stamped by architects, professional engineers,
450 or both as established by law;
- 451 ~~[(8)]~~ (h) a building inspector knowingly failing to report to the division an act or
452 omission of a licensee under~~[Title 58, Chapter 55, Utah Construction Trades~~
453 ~~Licensing Act]~~ Chapter 55, Utah Construction Trades Licensing Act, which when left
454 uncorrected constitutes a hazard to public health and safety;
- 455 ~~[(9)]~~ (i) a building inspector knowingly failing to report to the division unlicensed
456 practice persons who are required to be licensed under~~[Title 58, Chapter 55, Utah~~
457 ~~Construction Trades Licensing Act]~~ Chapter 55, Utah Construction Trades Licensing
458 Act;
- 459 ~~[(10)]~~ (j) a building inspector's approval of work ~~[which]~~ that materially varies from
460 approved documents that have been stamped by an architect, professional engineer,
461 or both unless authorized by the licensed architect, professional engineer, or both;
- 462 ~~[(11)]~~ (k) a building inspector failing to produce verification of current licensure and
463 current certifications for the codes upon request of the division, a compliance agency,
464 or a contractor or property owner whose work is being inspected;
- 465 ~~[(12)]~~ (l) a building inspector requiring work that materially varies from the ~~[building]~~
466 codes adopted by the state, including amendments;
- 467 (m) a building inspector failing to make reasonable efforts to maintain a current
468 knowledge of amendments to code;
- 469 (n) falsifying inspection reports or purporting to perform an inspection that was not
470 actually performed as a building inspector;
- 471 (o) a building inspector engaging in retaliatory actions against individuals or companies
472 that file complaints or question the local regulator's decisions;
- 473 (p) a building inspector accepting what would reasonably be viewed as a bribe,
474 including monetary, goods, materials, or other benefits in the course of duty;
- 475 (q) any willful, fraudulent, or deceitful act by a licensee, caused by a licensee, or at a

476 licensee's direction that causes material injury to another;
 477 [~~(13)~~] (r) nondelivery of goods or services by a registered dealer [~~which~~] that constitutes a
 478 breach of contract by the dealer;
 479 [~~(14)~~] (s) the failure of a registered dealer to pay a subcontractor or supplier any amounts
 480 to which that subcontractor or supplier is legally entitled; [~~and~~]
 481 [~~(15)~~] (t) any other activity [~~which~~] that is defined as unprofessional conduct by division
 482 rule in accordance with the provisions of Title 63G, Chapter 3, Utah Administrative
 483 Rulemaking Act[-] ; and
 484 (u) a building official knowingly or willfully allowing an inspector contracted or
 485 employed within the building official's jurisdiction or firm to engage in the actions
 486 listed in Subsections (2)(a) through (2)(t).

487 Section 8. Section **63I-1-258** is amended to read:

488 **63I-1-258 . Repeal dates: Title 58.**

- 489 (1) Title 58, Chapter 13, Health Care Providers Immunity from Liability Act, is repealed
 490 July 1, 2026.
- 491 (2) Title 58, Chapter 15, Health Facility Administrator Act, is repealed July 1, 2025.
- 492 (3) Title 58, Chapter 20b, Environmental Health Scientist Act, is repealed July 1, 2028.
- 493 (4) Section 58-37-3.5, Drugs for behavioral health treatment, is repealed July 1, 2027.
- 494 (5) Subsection 58-37-6(7)(f)(iii), regarding a seven-day opiate supply restriction, is
 495 repealed July 1, 2032.
- 496 (6) Title 58, Chapter 40, Recreational Therapy Practice Act, is repealed July 1, 2033.
- 497 (7) Title 58, Chapter 41, Speech-Language Pathology and Audiology Licensing Act, is
 498 repealed July 1, 2029.
- 499 (8) Title 58, Chapter 46a, Hearing Instrument Specialist Licensing Act, is repealed July 1,
 500 2033.
- 501 (9) Title 58, Chapter 47b, Massage Therapy Practice Act, is repealed July 1, 2034.
- 502 (10) Subsection 58-55-201(2), regarding the Alarm System and Security Licensing
 503 Advisory Board, is repealed July 1, 2027.
- 504 (11) Title 58, Chapter 61, Part 7, Behavior Analyst Licensing Act, is repealed July 1, 2026.
- 505 (12) Subsection 58-56-9(b), regarding the building inspector being licensed by the division,
 506 is repealed July 1, 2030.
- 507 (13) Subsection 58-56-9.1(3), regarding acting as a building inspector while unlicensed, is
 508 repealed July 1, 2030.
- 509 (14) Subsection 58-56-9.1(4), regarding the building inspector acting beyond the scope of

510 the license, is repealed July 1, 2030.
511 (15) Subsection 58-56-9.3(9), regarding a building inspector failing to report unlicensed
512 individuals performing work requiring a license, is repealed July 1, 2030.
513 **Section 1. Effective Date.**
514 This bill takes effect on May 7, 2025.