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HOME OWNERSHIP MODIFICATIONS

2024 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Gay Lynn Bennion

Senate Sponsor: _____

LONG TITLE

General Description:

This bill modifies provisions related to the reporting of information when applying for a local business license.

Highlighted Provisions:

This bill:

- ▶ requires a municipality or a county to collect information regarding single family home ownership when issuing a business license; and
- ▶ establishes reporting requirements.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

ENACTS:

10-1-203.1, Utah Code Annotated 1953

17-53-216.1, Utah Code Annotated 1953

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

Section 1. Section **10-1-203.1** is enacted to read:

10-1-203.1. Home ownership information required to be collected with a business



28 **license.**

29 (1) As used in this section:

30 (a) "High ownership" means a single individual or entity reports income or loss from
31 the rental of 50 or more single family homes in the state.

32 (b) "Medium ownership" means a single individual or entity reports income or loss
33 from the rental of at least 10 but fewer than 50 single family homes in the state.

34 (c) "Ownership type" means:

35 (i) a corporation;

36 (ii) an individual; or

37 (iii) a pass-through entity.

38 (d) "Pass-through entity" means the same as that term is defined in Section
39 59-10-1402.

40 (e) "Pass-through entity taxpayer" means the same as that term is defined in Section
41 59-10-1402.

42 (f) (i) "Single family home" means an attached or a detached residential structure,
43 designed to be occupied by an individual household.

44 (ii) "Single family home" does not include an apartment.

45 (2) (a) A municipality that issues or renews a business license to rent a single family
46 home shall collect the information described in Subsection (3) as part of the license
47 application.

48 (b) If the applicant fails to provide the information described in Subsection (3), the
49 municipality shall deny the business license until the municipality receives the information.

50 (3) An applicant for a business license to rent a single family home shall include in the
51 application:

52 (a) the parcel identification number for each single family home used as a rental;

53 (b) the name and identifying information of the corporation, pass-through entity,
54 pass-through entity taxpayer, or individual who receives income or loss from the rental; and

55 (c) the parcel number of the single family homes used as rentals for less than 30
56 consecutive days for a majority of the rental periods during the calendar year.

57 (4) A municipality that issues a business license, on or after May 1, 2024, to rent a
58 single family home shall report the information to the Utah League of Cities and Towns.

59 (5) On or before October 1, the Utah League of Cities and Towns shall report to the
60 Economic Development and Workforce Services Interim Committee the following
61 information, as reported by the municipalities:

62 (a) the aggregate number of:

63 (i) medium ownership single family homes by owner type; and

64 (ii) high ownership single family homes by owner type; and

65 (b) (i) the aggregate number of single family homes used for rentals for less than 30
66 consecutive days by owner type; and

67 (ii) the aggregate number of single family homes used for rentals of 30 consecutive
68 days or more by owner type.

69 (6) The Utah League of Cities and Towns shall include with the report the name of any
70 municipality, if known, that does not comply with the requirements of this section.

71 (7) The Utah League of Cities and Towns shall provide access to the information
72 reported by a municipality to the Legislature, including the Office of Legislative Research and
73 General Counsel or the Office of the Legislative Fiscal Analyst.

74 Section 2. Section 17-53-216.1 is enacted to read:

75 **17-53-216.1. Home ownership information required to be collected with a**
76 **business license.**

77 (1) As used in this section:

78 (a) "High ownership" means a single individual or entity reports income or loss from
79 the rental of 50 or more single family homes in the state.

80 (b) "Medium ownership" means a single individual or entity reports income or loss
81 from the rental of at least 10 but fewer than 50 single family homes in the state.

82 (c) "Ownership type" means:

83 (i) a corporation;

84 (ii) an individual; or

85 (iii) a pass-through entity.

86 (d) "Pass-through entity" means the same as that term is defined in Section

87 [59-10-1402.](#)

88 (e) "Pass-through entity taxpayer" means the same as that term is defined in Section

89 [59-10-1402.](#)

90 (f) (i) "Single family home" means an attached or a detached residential structure,
91 designed to be occupied by an individual household.

92 (ii) "Single family home" does not include an apartment.

93 (2) (a) A county that issues or renews a business license, on or after May 1, 2024, to
94 rent a single family home shall collect the information described in Subsection (3) as part of
95 the license application.

96 (b) If the applicant fails to provide the information described in Subsection (3), the
97 county shall deny the business license until the county receives the information.

98 (3) An applicant for a business license to rent a single family home shall include in the
99 application:

100 (a) the parcel identification number for each single family home used as a rental;

101 (b) the name and identifying information of the corporation, pass-through entity,
102 pass-through entity taxpayer, or individual who receives income or loss from the rental; and

103 (c) the parcel number of the single family homes used as rentals for less than 30
104 consecutive days for a majority of the rental periods during the calendar year.

105 (4) A county that issues a business license to rent a single family home shall report the
106 information to the Utah Association of Counties.

107 (5) On or before October 1, the Utah Association of Counties shall report to the
108 Economic Development and Workforce Services Interim Committee the following
109 information, as reported by the counties:

110 (a) the aggregate number of:

111 (i) medium ownership single family homes by owner type; and

112 (ii) high ownership single family homes by owner type; and

113 (b) (i) the aggregate number of single family homes used for rentals for less than 30
114 consecutive days by owner type; and

115 (ii) the aggregate number of single family homes used for rentals of 30 consecutive
116 days or more by owner type.

117 (6) The Utah Association of Counties shall include with the report the name of any
118 county, if known, that does not comply with the requirements of this section.

119 (7) The Utah Association of Counties shall provide access to the information reported
120 by a county to the Legislature, including the Office of Legislative Research and General

121 Counsel or the Office of the Legislative Fiscal Analyst.

122 Section 3. **Effective date.**

123 This bill takes effect on May 1, 2024.