

1-29-21

## **House Business and Labor Committee**

### **Bill: HB 82, Single-family Housing Modifications**

Sponsor: Rep. Ward

Floor Sponsor:

#### **UASD Position: Tracking**

This Bill: modifies provisions related to single-family housing.

Discussion: The Bill was substituted in committee. Rep. Ward said that rent has increased for many living in Utah by \$750 for a single-family unit. It is important to think about the housing units we already have and this bill does this. Two thirds of the housing units in Utah are single family units. The sponsor said zoning regulations within municipalities control what a property owner can do with their property. The sponsor believes municipal zoning codes should not determine whether a homeowner can rent their home. The bill is trying to take away some of the barriers that stop accessory dwelling units from being created within an existing single-family home. The Bill defines an accessory dwelling unit (ADU) as a home with the owner living there with a unit within the home that can be a long term rental unit. The bill limits the ADU to one additional living space. The Bill allows a municipality to require one extra parking space. If this Bill were to pass, a municipality could not put additional restrictions to this type of ADU when issuing a permit. The bill speaks to the restrictions that exist from home owners' associations. It states that if an ADU is permitted by the municipality, the home owners association cannot stop the ADU. The sponsor said it has been unclear if single family units should be treated as that or a duplex. This bill clarifies they should be treated as single family dwellings except, when it relates to safety. It also addresses some wording related to "four unrelated individuals" living in a home. The bill takes out the word "Unrelated". Lastly, it addresses long term low interest loans and sets up a fund so individuals can more easily qualify for a loan from a willing bank. The Utah Housing Coalition voiced support for this bill. Rep. Musselman asked how we find a balance to private property rights versus municipal control. The sponsor said cities in general are responsive to the people who are already within its boundaries and not responsive to people who aren't their citizens yet. The sponsor believes a voice isn't given to people who want a place to say. The sponsor said every restriction adds up to prevent affordable housing options. The bill is very specific about the owner continuing to reside in the home to prevent a single family unit home being turned into a duplex. The sponsor said he would like to hear from the towns that already allow ADUs and see how they have made it work. Rep. Ward said only ten cities have permitted more than 25 ADUs. The Utah League of Cities and Towns disagrees on the approach of this bill. The Libertas Institute supports this. The City of Bountiful does not support this bill. The Salt Lake Chamber supports this bill. Lehi City does not support this bill. Members of the public voiced their support and dissent. AARP Utah supports this bill. The Cedar City Council supports this bill. The Utah Association of Realtors does support this bill. Draper City does not

support this bill. Bike Utah supports this bill. Ivory Homes supports this bill. Members of the committee voiced support for this bill and others voiced their concern. The Bill was held until language can be worked out to address some concerns of committee members.

Yeas:

Nays:

N/V:

**Outcome: Bill held in committee**