



# House of Representatives *State of Utah*

UTAH STATE CAPITOL COMPLEX • 350 STATE CAPITOL  
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February 27, 2026

Mr. Speaker:

The Political Subdivisions Committee reports a favorable recommendation on **H.B. 544**, COUNTY LAND USE AUTHORITY AMENDMENTS, by Representative K. Chevrier, with the following amendments:

## Amendment 2

1 *Line 95 through 109:*

95 (a) "Plan review" means the same as that term is defined in Section 17-79-810.

96 (b) "Qualifying parcel" means a parcel of land in a county that:

97 (i) was created by a written instrument, other than a subdivision plat, before the

98 county adopted a land use ordinance { regulating the parcel } that requires county

subdivision approval to create a lot for a single-family dwelling in the zone where the

parcel is located ; { or } and

(ii) is located in a zone where a single-family dwelling is a permitted use.

99 { (ii) is similar to a lot or parcel that: }

100 { (A) has the same zoning designation; and }

101 { (B) (I) conforms to applicable development standards for a single-family }

102 { residential lot; }

103 { (II) at some point in the past was approved, recognized, or treated as a lot or }

104 { parcel for which a single-family dwelling was a conforming use; or }

105 { (III) contains a single-family dwelling that the county recognizes as a }

106 { conforming use. }

107 (2) Subject to Subsection (3) and Section 17-79-810, a county shall accept and process a

108 plan review application for a single-family dwelling on a qualifying parcel that is made

Bill Number  
HB0544

Action Class  
H

Action Code  
HCRAMD

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109 by the qualifying parcel's owner of record, if:

Respectfully,

James A. Dunnigan  
Chair

Voting: 7-1-4

*HB0544.HCI.WPD 2/27/26 10:43 AM NWB/nbrady sschaefermeyer/nbrady*