

1 **Eviction Record Amendments**

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Stephanie Pitcher

House Sponsor:

2 **LONG TITLE**

3 **General Description:**

4 This bill modifies provisions related to the expungement of evictions.

5 **Highlighted Provisions:**

6 This bill:

7

- 8 ▶ modifies the time period required before an automatic expungement of an eviction takes

9 place; and

10

- ▶ makes technical and conforming changes.

11 **Money Appropriated in this Bill:**

12 None

13 **Other Special Clauses:**

14 None

15 **Utah Code Sections Affected:**

16 AMENDS:

17 **78B-6-852**, as enacted by Laws of Utah 2022, Chapter 372

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

19 Section 1. Section **78B-6-852** is amended to read:

20 **78B-6-852 . Automatic expungement of eviction.**

21 (1)[(a)] Without the filing of a petition, a court shall order expungement of all records of

22 an eviction if:

23 [(a)] (a)(i) the entire case was dismissed;

24 (ii) there is no appeal pending for the case; and

25 (iii) at least [three years ~~→ 90 days have~~] **one year has** ←~~→~~ passed

26 from the day on which the eviction was [

27 filed] ~~dismissed~~; or

28 (b) the parties to the eviction stipulated to expungement and have filed a stipulation with

29 the court.

30 (2) The court shall issue an order of expungement when the court determines that an
31 eviction qualifies for automatic expungement under Subsection (1).

32 (3) This section applies to evictions filed on or after July 1, 2022.

33 Section 2. **Effective Date.**

34 This bill takes effect on May 6, 2026.