



## Utah 2022 End of Session Report

The Utah State Legislature had a busy year, with 492 bills introduced in the House and 260 bills introduced in the Senate. CAI Utah Legislative Action Committee remained engaged with lawmakers throughout the 2022 Legislative Session, representing your voices as homeowners, community leaders, managers, and business partners. Several bills were adopted this year that impact community associations, either directly or indirectly:

**HB 282 Water Wise Landscaping Amendments:** This bill prohibits homeowners associations from restricting a homeowner's right to incorporate water wise landscaping into their property's landscaping. Water wise landscaping is defined in the legislation as landscaping which incorporates native plants, requires minimal irrigation to install and maintain, and reduces the amount of lawn or turf on a property. The bill does allow for associations to require for a property owner to comply with a review process, and associations can set restrictions on the types of mulches and vegetation used. An association is additionally prohibited from requiring an owner to maintain an area of grass or turf that has a width of less than 8 feet.

[Signed by Governor Cox on 3/23/22. Effective immediately.](#)

**SB 152 Community Association Regulation Amendments:** This bill is a comprehensive amendment to Utah's existing Community Association Regulation, including provisions on the installation of solar panels, electric vehicle charging stations, and for the display of for sale signs and political or non-commercial signs on an owner's property. The bill also directs associations to adopt rules on water-efficient landscaping, including allowing for low water use on lawns during periods of drought. Associations also are prohibited from restricting or banning the conversion of grass park strips to water-efficient landscaping.

Under this bill, an association may enact certain restrictions regarding the installation of electric vehicle charging stations, including compliance with building codes, and can require the owner installing the electric vehicle charging station to pay installation fees, increased electricity fees, and to cover any damage to common elements which may be incurred during installation. An association cannot outright prohibit the installation of an electric vehicle charging station on an owner's property, or in a parking space assigned to the property.

Under this bill, an association may adopt time, manner, and place regulations regarding for sale signs, but it is explicitly prohibited from restricting the display of holiday/religious sign, symbol, or decoration so long as it is displayed on the owner's property. The bill also clarifies that associations are prohibited from regulating the placement and content of political signs, so long as they are displayed on the owner's property.



Finally, this bill clarifies that solar panels may be installed on attached structures as well as detached structures, so long as all residents of those structures agree to the installation of solar panels, or if the association does not have roof repair/replacement obligations.

**[Status: Signed by Governor Cox on 3/24/22. Effective immediately.](#)**

**HB 15 Child Care Amendments:** This bill specifies the number of children present for a home-based childcare provider to be required to seek certification and licensure from the Utah Department of Health. Certification is required for persons providing care to 6 or less children, and no more than 7 or 8 children. Licensure is required when the provider cares for 9 or more children in a residential property.

**[Signed by Governor Cox on 3/15/22. Effective immediately.](#)**

### **Your Assistance is Needed**

To help fund CAI advocacy activities in 2022 and beyond, donations are vital to our continued successes. We encourage donations from Utah community associations and individuals. Please visit [www.caionline.org/lacdonate/](http://www.caionline.org/lacdonate/) and donate to CAI's Utah Legislative Action Committee to support our continued efforts.

We need YOUR voice! [Sign up today](#) to become a CAI Advocacy Ambassador, and help shape legislation in your state!

### **Utah Contact Information**

- Visit <https://www.caionline.org/Advocacy/LAC/UT/Pages/default.aspx>
- Contact CAI's Government and Public Affairs Team at [government@caionline.org](mailto:government@caionline.org)
- To find the chapter nearest you, please call (888) 224-4321.