



The CAI Utah Legislative Action Committee (UT LAC) actively advocated on behalf of the approximately [644,000 Utahns living in 208,800 homes in more than 3,650 community associations](#) across the Beehive State during the 2026 state legislative session. The State Legislative Session began on January 20 and adjourned on March 6, 2026. The Utah Legislative Action Committee tracked 10 bills of relevance to community associations in 2026. Below is a brief overview:

2026 Key Bills of Interest to Community Associations in Utah:

Below is a brief overview of highlights from the 2026 Utah State Legislative Session:

CAI SOUGHT AMENDMENTS TO THE BELOW BILLS

CAI works with legislators to champion amendments to legislation to help the language better align with CAI's public policy positions on any given topic impacting the community association industry.

[SB 196 Wrongful Lien Amendments](#)

When first introduced, UT LAC **opposed** SB 196, as it contained a provision that would have prohibited associations from filing liens until they have registered with the Department of Commerce. In practice, this would lead to nonpaying owners not paying their fair share of assessments if there was an issue with filing state paperwork. As noted in CAI's [Foreclosures by Community Associations to Collect Delinquent Assessments Public Policy](#), the failure of owners to pay assessments in community associations leads to unfair and inequitable results because the expenses of the association must be paid regardless of delinquencies.

UT LAC was able to work with the bill's sponsor to ultimately **amend** the bill to remove this harmful provision and protect the finances of associations as well as all owners paying their fair share of assessments.

Status: Successfully AMENDED and PASSED. Awaiting Governor's signature. Once signed, effective May 6, 2026.

HB 406/SB 122 HOA Amendments

These two bills were introduced to amend current Utah statute which established the state's community association ombudsman office. UT LAC immediately began negotiations to further refine the bill to clarify the office's roles and responsibilities when handling disputes.

Unique provisions from HB 406 were added to SB 122, creating a final product that addresses not just the ombudsman office, but also clarifies specific rules around flags, and defines association property, storage of boats and other vehicles, and declarant turnover. Under SB 122, it is also clarified that the ombudsman office does not have an attorney-client relationship with individuals who engage the office, and specifies what materials must be published by the office on its website.

Two call to action advocacy campaigns, encouraging advocates to reach out to legislators via email, were sent during the process of finalizing an ombudsman cleanup package. The first was a general call to support legislation, the second was specifically to support HB 406. In total, the two campaigns saw 52 messages sent to legislators by 23 unique advocates from across Utah.

Status: SB 122 successfully AMENDED and PASSED. Awaiting Governor's signature. Once signed, effective May 6, 2026.

HB 306 Reinvestment Fee Amendments

This bill mandates that 50% of funds collected through reinvestment fees be deposited into reserve funds and requires associations must declare the imposition of reinvestment fees during their registration with the Department of Commerce. UT LAC supports the funding of reserve funds, consistent with CAI's [Reserve Study and Funding Public Policy](#), however the bill would have required a new registration requirement on associations. The UT LAC worked with bill authors to remove this potentially burdensome requirement on communities.

Status: Successfully AMENDED and PASSED. Awaiting Governor's signature. Once signed, effective May 6, 2026.

CAI MONITORED THE BELOW BILLS

CAI LACs monitor legislation with the potential to impact those living and working in community associations across their state, as well as legislation that may indirectly or unintentionally impact community associations.

HB 215 Landscaping Restrictions

This bill prohibits associations from prohibiting the removal of vegetation on a lot that is within a "Wildland-urban interface". These are areas where structures and other human development meets, or intermingles with, undeveloped wildland.

Status: PASSED, signed by Governor. Effective May 6, 2026.

[HB 591 Nuisance Amendments](#)

This bill creates a right of action for public nuisances, including large parties, gambling, prostitution, and unlawful discharges of firearms. Private parties may bring legal action against these nuisances (instead of waiting for the attorney general's office to act), so long as they can prove special injury.

Status: PASSED, signed by Governor. Effective May 6, 2026.

[SB 284 Municipal Amendments](#)

This bill was amended several times throughout the legislative session to update various land use and water planning regulations for municipal governments. Among the changes, the bill was amended to mandate that municipal governments allow detached accessory dwelling units on lots smaller than 11,000 square feet.

Status: PASSED, signed by Governor. Effective May 6, 2026.

<p>Track UT Legislation CAI tracks legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock here.</p>	<p>CAI UT Legislative Resources and Contact Information CAI Utah Legislative Action Committee - (888) 224-4321 CAI Utah Chapter - (801)948-0811</p>
<p>Support and Donate Today CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Utah. Learn More & Donate Today by Selecting "Utah."</p>	
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