

This is a list of the most common concerns that ULCT hears at the capitol about city compliance with recent land use laws.

One anecdote about a city can often turn into bad legislation. Please take this list back to City Hall to confirm that your city is compliant with state laws. Contact us if you need help.

Planning:

- ▶ **Internal ADUs:** allowed in 75% of residential areas (33% in college towns) with some exceptions [§10-9a-530](#)
- ▶ **Design standards:** in zoning, city cannot require certain standards [§10-9a-534](#)
- ▶ **Station Area Plan** certification required by 2025 [§10-9a-403.1](#)
- ▶ **Water conservation** element in the general plan by 2025 [§10-9a-403](#)

Infrastructure:

- ▶ Standard **road width** of 32 ft in residential areas with limited exceptions [§10-9a-533](#)

Process:

- ▶ **Subdivisions** process update per SB 174, 2023; deadline of Feb. 1, 2024 for cities over 5,000 residents and deadline of Dec. 31, 2024 for all others [§17-27a-604.1](#), [604.2](#), and [604.9](#)
- ▶ **Checklist** of what constitutes a **complete application**
- ▶ **Plan review:** completing building permit plan review within 14 business days (Mon-Fri) of receiving a **complete application** [§10-6-160\(3\)](#)
- ▶ **Plan review:** The fee is the lesser of a) the actual cost of performing the plan review; or 65% of the amount the city charges for a building permit fee fees [§10-9a-510\(1\)](#)
- ▶ **Fees:** city may only charge a “nominal” fee for reviewing identical plans per [§10-9a-510\(2\)](#)
- ▶ **Inspections:** city must do building inspections within three days [§10-6-160\(2\)](#)
- ▶ **Inspections:** city must have a list of approved third-party inspectors on a list in case the city can’t meet the three day requirement [§10-6-160\(2\)](#)
- ▶ **Private landscaping:** a city can’t require bonds for private property [§10-9a-604.5\(4\)](#) or withhold a c of o or deny a building permit based on the lack of a completion of a private landscape improvement [§10-9a-802\(7\)](#)
- ▶ **Bonds:** city shall allow a bond for partial sidewalk completion [§10-9a-802\(4\)](#)