



DRAFT MINUTES

HOUSE BUSINESS, LABOR, AND COMMERCE STANDING COMMITTEE

Tuesday, February 17, 2026 | 8:00 a.m. | 445 State Capitol

Members Present:

Rep. A. Cory Maloy, Chair
Rep. Jason B. Kyle, Vice Chair
Rep. Melissa G. Ballard
Rep. Jefferson S. Burton
Rep. James A. Dunnigan
Rep. Ken Ivory
Rep. Hoang Nguyen
Rep. Thomas W. Peterson
Rep. Jake Sawyer
Rep. Norman K Thurston

Rep. Stephen L. Whyte
Rep. Ryan D. Wilcox

Members Absent:

Rep. Ashlee Matthews
Rep. Calvin Roberts
Speaker Mike Schultz
Rep. Jordan D. Teuscher

Staff Present:

Rohnin Randles, Policy Analyst
Alyssa Castor, Administrative Assistant

Note: A copy of related materials and an audio recording of the meeting can be found at www.le.utah.gov.

Chair Maloy called the meeting to order at 8:04 a.m.

1. H.B. 377 Real Estate Amendments(Walter, N.)

Rep. R. Neil Walter presented the bill and answered questions from the committee.

Public comment was heard from Gavin Gilbert, lobbyist, Utah Association of Realtors, and Justin Allen, Government Affairs Director, Rental Housing Association.

MOTION: Rep. Burton moved to replace H.B. 377 with 1st Substitute H.B. 377. The motion passed with a vote of 9 - 0 - 7.

Yeas - 9

Rep. J. Burton
Rep. J. Dunnigan
Rep. K. Ivory
Rep. A. Maloy
Rep. H. Nguyen
Rep. T. Peterson
Rep. J. Sawyer
Rep. N. Thurston
Rep. S. Whyte

Nays - 0

Absent - 7

Rep. M. Ballard
Rep. J. Kyle
Rep. A. Matthews
Rep. C. Roberts
Rep. M. Schultz
Rep. J. Teuscher
Rep. R. Wilcox

MOTION: Rep. Dunnigan moved to pass 1st Substitute H.B. 377 out favorably. The motion passed with a vote of 10 - 0 - 6.

Yeas - 10

Rep. J. Burton
Rep. J. Dunnigan
Rep. K. Ivory
Rep. A. Maloy
Rep. H. Nguyen
Rep. T. Peterson
Rep. J. Sawyer
Rep. N. Thurston
Rep. S. Whyte
Rep. R. Wilcox

Nays - 0

Absent - 6

Rep. M. Ballard
Rep. J. Kyle
Rep. A. Matthews
Rep. C. Roberts
Rep. M. Schultz
Rep. J. Teuscher

2. H.B. 470 Building Inspection Amendments(Ward, R.)

MOTION: Rep. Nguyen moved to approve the minutes of the February 12, 2026, meeting. The motion passed with a vote of 10 - 0 - 6.

Yeas - 10

Rep. J. Burton
Rep. J. Dunnigan
Rep. K. Ivory
Rep. A. Maloy
Rep. H. Nguyen
Rep. T. Peterson
Rep. J. Sawyer
Rep. N. Thurston
Rep. S. Whyte
Rep. R. Wilcox

Nays - 0

Absent - 6

Rep. M. Ballard
Rep. J. Kyle
Rep. A. Matthews
Rep. C. Roberts
Rep. M. Schultz
Rep. J. Teuscher

Rep. Raymond Ward and Lori Saine, Colorado, presented the bill and answered questions from the committee.

Public comment was heard from:

Ken Rivera, Principal Owner, Vanguard QA, who also answered questions from the committee;

Lauren Cole, Policy Manager, Wasatch Advocates for Livable Communities, who also answered questions from the committee;

Kevin Greene, State Director, Americans for Prosperity;

Taz Biesinger, lobbyist, Utah Homebuilders Association;

Jared Tingey, Legal Director, League of Cities and Towns;

Tom Mills, Technical Sales Director, Alpenglow Energy;

Ken Adams, owner, Adams Construction and Maintenance; and

Richard Higginson, owner, EcoStar Insulation;

MOTION: Rep. Ballard moved to pass H.B. 470 out favorably. The motion failed with a vote of 4 - 7 - 5.

Yeas - 4

Rep. M. Ballard
Rep. K. Ivory
Rep. J. Kyle
Rep. R. Wilcox

Nays - 7

Rep. J. Burton
Rep. J. Dunnigan
Rep. A. Maloy
Rep. H. Nguyen
Rep. T. Peterson
Rep. N. Thurston
Rep. S. Whyte

Absent - 5

Rep. A. Matthews
Rep. C. Roberts
Rep. J. Sawyer
Rep. M. Schultz
Rep. J. Teuscher

3. 1st Sub. S.B. 108 Online Marketplace Amendments(Fillmore, L.)

Sen. Lincoln Fillmore presented the bill and answered questions from the committee.

Public comment was heard from:

Billy Hersterman, President, Utah Taxpayers Association;

Kevin Green;

Jared Tingey;

Alex Folsom, Senior Policy Manager, Airbnb;

Justin Allen;

Andrew Wood, Executive Director, Technet; and

Dennis Hull, State Affairs Manager, Americans for Tax Reform.

MOTION: Rep. Thurston moved to pass 1st Substitute S.B. 108 out favorably. The motion passed with a vote of 11 - 0 - 5.

Yeas - 11

Rep. M. Ballard
Rep. J. Burton
Rep. J. Dunnigan
Rep. K. Ivory
Rep. J. Kyle
Rep. A. Maloy
Rep. H. Nguyen
Rep. T. Peterson
Rep. N. Thurston
Rep. S. Whyte
Rep. R. Wilcox

Nays - 0

Absent - 5

Rep. A. Matthews
Rep. C. Roberts
Rep. J. Sawyer
Rep. M. Schultz
Rep. J. Teuscher

MOTION: Rep. Dunnigan moved to adjourn. The motion passed with a vote of 11 - 0 - 5.



Yeas - 11

Rep. M. Ballard
Rep. J. Burton
Rep. J. Dunnigan
Rep. K. Ivory
Rep. J. Kyle
Rep. A. Maloy
Rep. H. Nguyen
Rep. T. Peterson
Rep. N. Thurston
Rep. S. Whyte
Rep. R. Wilcox

Nays - 0

Absent - 5

Rep. A. Matthews
Rep. C. Roberts
Rep. J. Sawyer
Rep. M. Schultz
Rep. J. Teuscher

Chair Kyle adjourned the meeting at 9:29 a.m.