



# DRAFT MINUTES

## HOUSE BUSINESS, LABOR, AND COMMERCE STANDING

### COMMITTEE

LEGISLATURE

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](http://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.

<u>Yeas - 4</u>	<u>Nays - 7</u>	<u>Absent - 5</u>
Rep. M. Ballard	Rep. J. Burton	Rep. A. Matthews
Rep. K. Ivory	Rep. J. Dunnigan	Rep. C. Roberts
Rep. J. Kyle	Rep. A. Maloy	Rep. J. Sawyer
Rep. R. Wilcox	Rep. H. Nguyen	Rep. M. Schultz
	Rep. T. Peterson	Rep. J. Teuscher
	Rep. N. Thurston	
	Rep. S. Whyte	

**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.

<u>Yeas - 11</u>	<u>Nays - 0</u>	<u>Absent - 5</u>
Rep. M. Ballard		Rep. A. Matthews
Rep. J. Burton		Rep. C. Roberts
Rep. J. Dunnigan		Rep. J. Sawyer
Rep. K. Ivory		Rep. M. Schultz
Rep. J. Kyle		Rep. J. Teuscher
Rep. A. Maloy		
Rep. H. Nguyen		
Rep. T. Peterson		
Rep. N. Thurston		
Rep. S. Whyte		
Rep. R. Wilcox		

**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.