

Summary of Tax Bills and Policy Changes in the 2026 General Session

Bills Passed by the Legislature

S.B. 60 Income Tax Rate Amendments

[Bill Text](#)[Status](#)[Hearings/Debate](#)**Introduced** [Printer Friendly](#) 

1

Income Tax Rate Amendments

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Daniel McCay

House Sponsor: Steve Eliason

S.B. 60

Bill Sponsor:

Sen. McCay, Daniel

Floor Sponsor:

Rep. Eliason, Steve

Drafting Attorney: Andrea Valenti
Arthur**Fiscal Analyst:** Travis D Eisenbacher

2

LONG TITLE

General Description:

This bill amends the income tax rate provisions.


Highlighted Provisions:

This bill:

- amends the corporate franchise and income tax rates; and
- amends the individual income tax rate.

Money Appropriated in this Bill:

Bill Tracking

[Track this](#) [My Legislation](#)**Current Version: S.B. 60****Text**[Introduced \(Currently Displayed\)](#) [Fiscal Note](#) 

S.B. 60 Income Tax Rate Amendments

Bill Text

Status

Hearings/Debate

SB60 – Income Tax Rate Amendments

Reduces the income tax rate from 4.5% to 4.45%. Applies retroactively to 2026.

Estimated reductions in state revenues are \$123M in FY27 and \$101M in FY28.

4 General Description:

5 This bill amends the income tax rate provisions.

6 Highlighted Provisions:

7 This bill:

- 8 ▶ amends the corporate franchise and income tax rates; and
- 9 ▶ amends the individual income tax rate.

10 Money Appropriated in this Bill:

Track this My Legislation

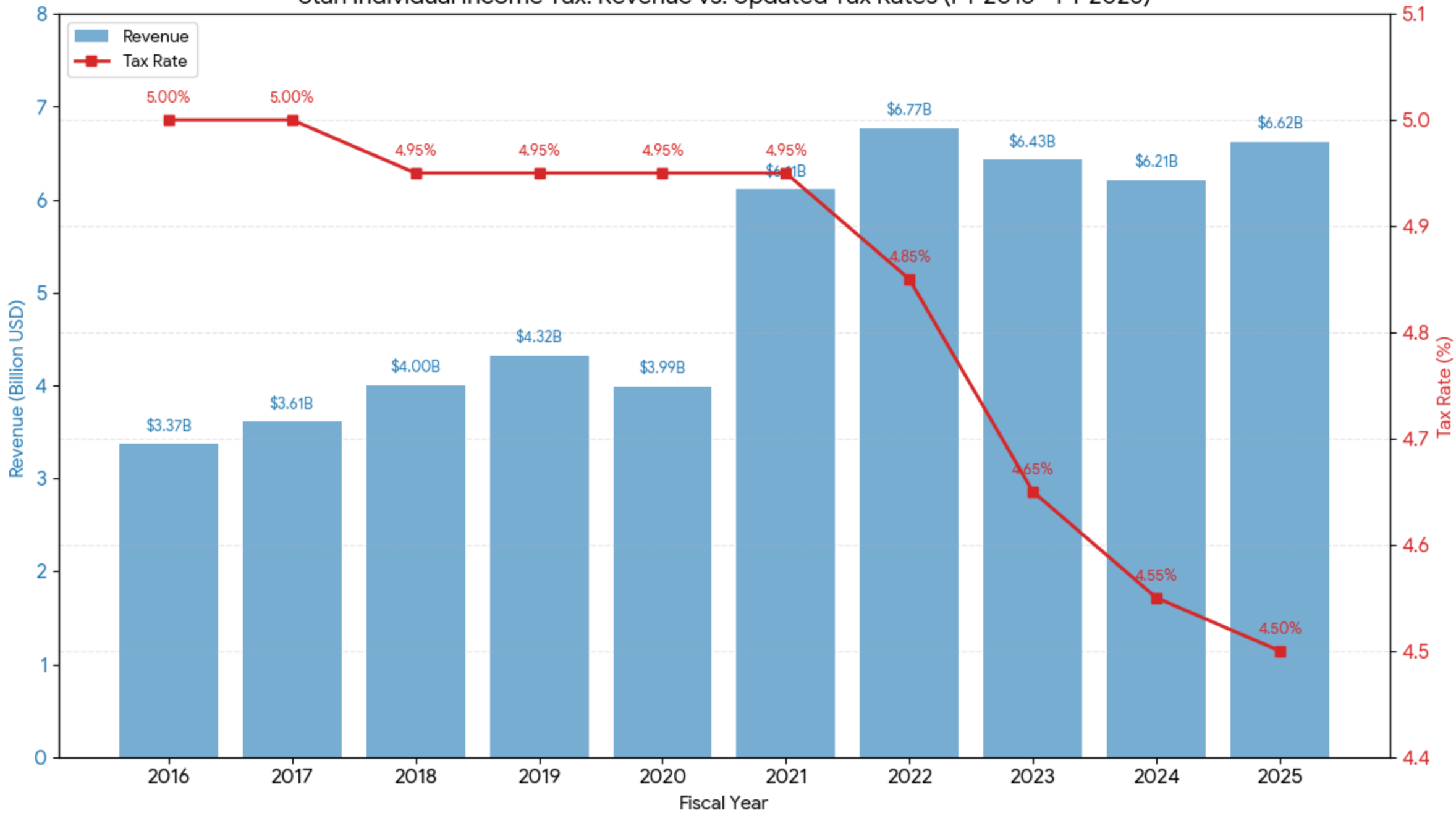
Current Version: S.B. 60

Text

Introduced (Currently Displayed) 

Fiscal Note 

Utah Individual Income Tax: Revenue vs. Updated Tax Rates (FY 2016 - FY 2025)



H.B. 300 School District Taxation Amendments

[Bill Text](#)[Status](#)[Hearings/Debate](#)

HB300 – School District Taxation Amendments

Changes the certified tax rate hold-harmless period for the Voted and Board Local Levy Program to two years after the change in the certified tax rate, effectively changing the hold harmless period from two years to three years.

4 General Description:

5 This bill extends a hold harmless period for state guaranteed funding related to a certain
6 reduction in a school district's certified tax rate.

7 Highlighted Provisions:

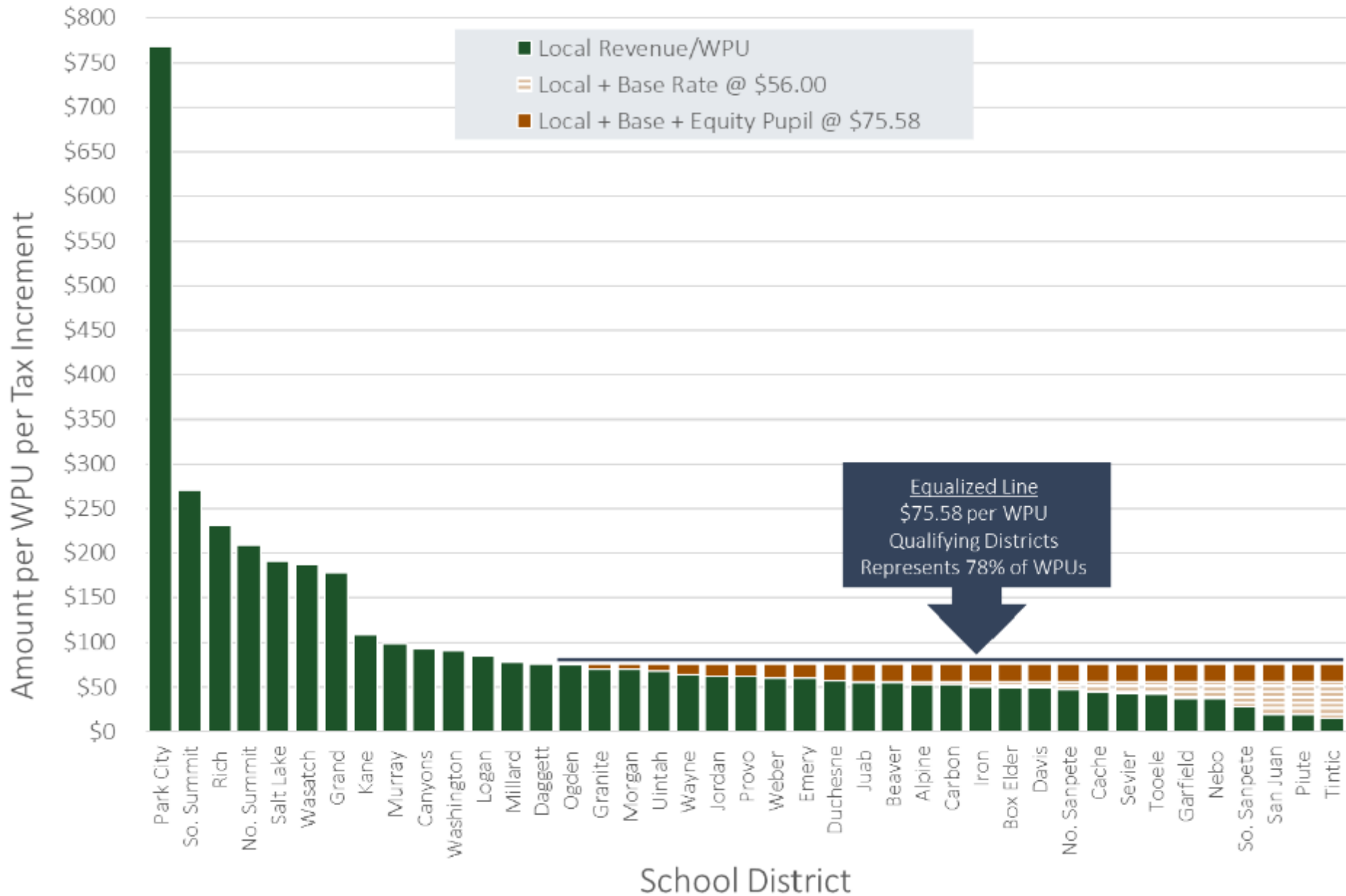
8 This bill:

[Track this](#) [My Legislation](#)

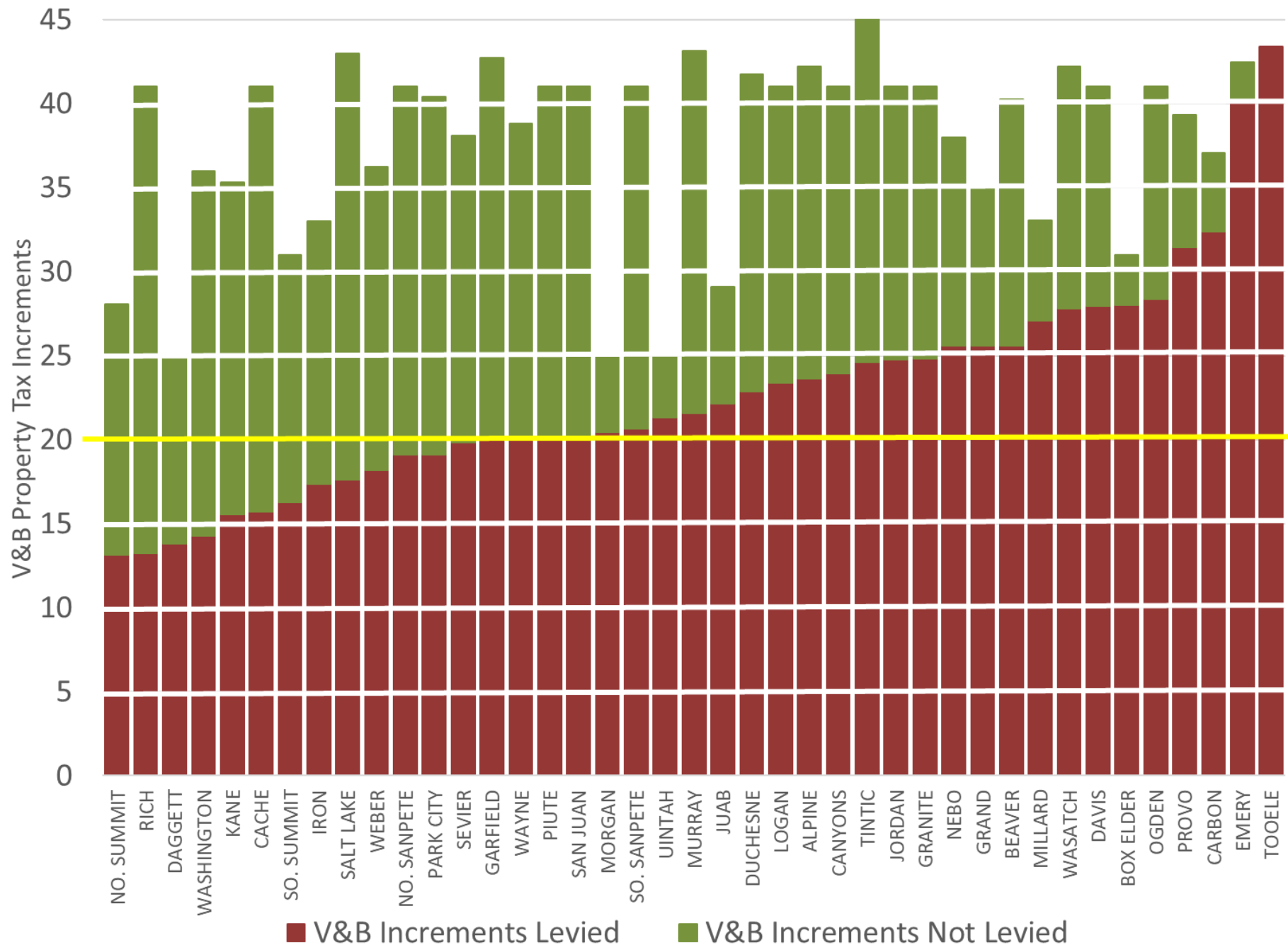
Current Version: H.B. 300
Text

Voted & Board Local Levy Programs - State Guarantee Rate

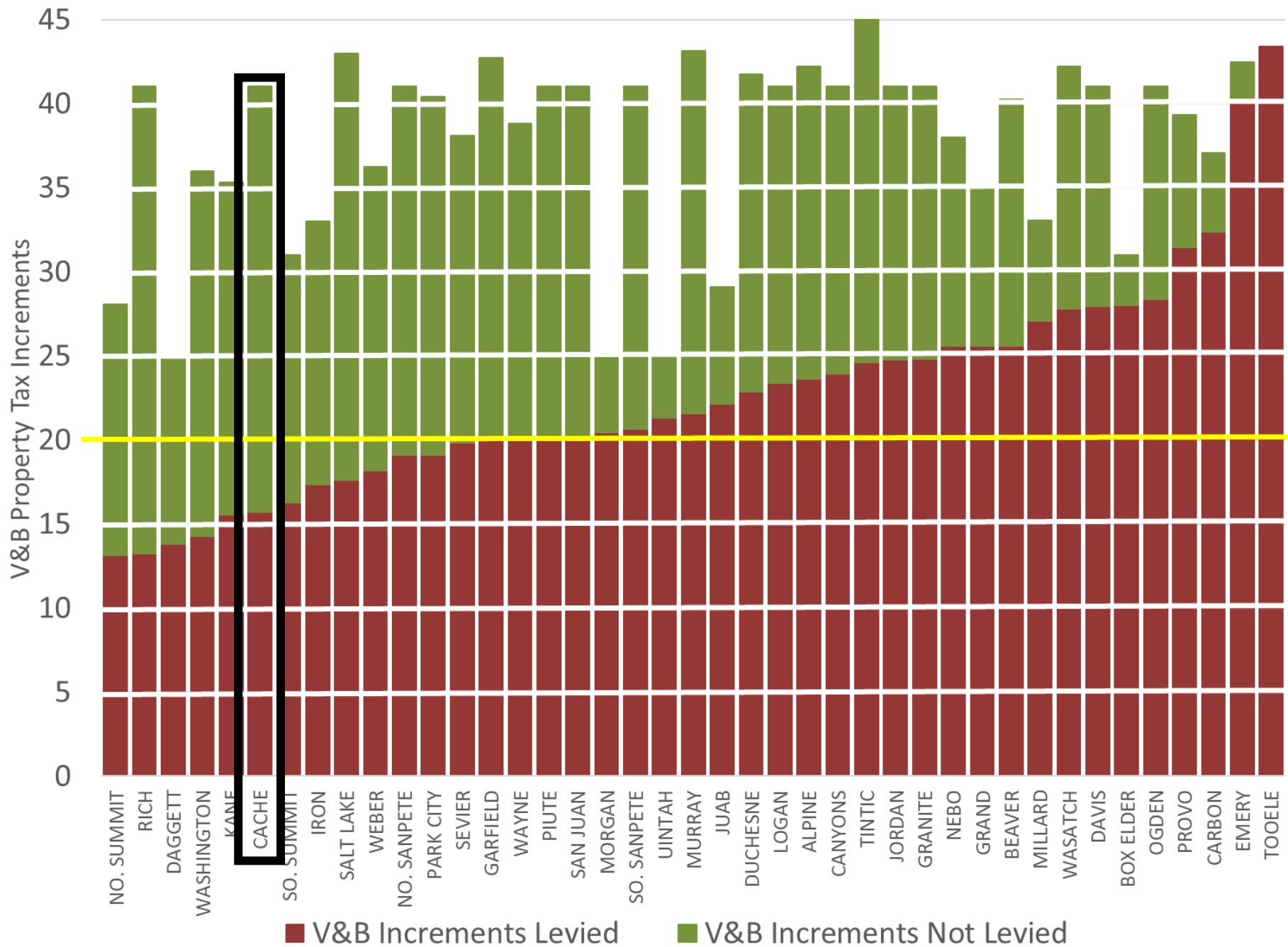
Estimated Local Property Tax Revenue Generated per Tax Increment [Rate of 0.0001]
for Each Weighted Pupil Unit [WPU] & State Guarantee Impact to Equalize per WPU Revenue Yield
Fiscal Year 2026 Estimate



TY25 (FY26) V&B Property Tax Increments Guaranteed



TY25 (FY26) V&B Property Tax Increments Guaranteed



Combined V&B Local Levy Rates							
	District	2020	2021	2022	2023	2024	2025
1	ALPINE	0.002338	0.002159	0.001732	0.002074	0.002366	0.002222
2	BEAVER	0.002567	0.002701	0.002589	0.002681	0.002645	0.002560
3	BOX ELDER	0.002985	0.002802	0.002477	0.002421	0.002731	0.002803
4	CACHE	0.002765	0.002409	0.001910	0.001681	0.001573	0.001508

Increments Guaranteed for Cache SD

Original Formula – 5-year Hold Harmless – 20.00 Increments

Revised Formula – 1-year Hold Harmless – 15.73 Increments

HB300 Formula – 2-year Hold Harmless – 16.81 Increments

V&B State Funding Comparisons

ID	District	State Funding - Current	State Funding - 2 yr. HH.	Difference	% Diff.
1	Alpine	\$ 50,898,349	\$ 50,898,349	\$ -	0%
2	Beaver	\$ 1,055,173	\$ 1,050,716	\$ (4,457)	0%
3	Box Elder	\$ 8,472,792	\$ 8,447,596	\$ (25,196)	0%
4	Cache	\$ 18,153,232	\$ 18,562,422	\$ 409,190	2%
5	Carbon	\$ 2,496,115	\$ 2,488,644	\$ (7,471)	0%
6	Daggett	\$ 7,106	\$ 6,403	\$ (703)	-10%
7	Davis	\$ 53,248,642	\$ 53,248,642	\$ -	0%
8	Duchesne	\$ 3,430,603	\$ 3,430,603	\$ -	0%
9	Emery	\$ 1,255,498	\$ 1,250,080	\$ (5,418)	0%
10	Garfield	\$ 2,249,598	\$ 2,245,044	\$ (4,555)	0%
11	Grand	\$ -	\$ -	\$ -	0%
12	Granite	\$ 18,250,323	\$ 18,136,431	\$ (113,892)	-1%
13	Iron	\$ 8,635,890	\$ 8,635,890	\$ -	0%
14	Jordan	\$ 14,083,481	\$ 13,970,643	\$ (112,838)	-1%

H.B. 236 Truth in Taxation Amendments

Bill Text

Status

Hearings/Debate

Substitute [Printer Friendly](#) 

Sen. McCay, Daniel proposes the following substitute bill:

H.B. 236 S2

Bill Sponsor:

Floor Sponsor:

1

Truth in Taxation Amendments



Rep. Peterson,
Karen M.



Sen. McCay, Daniel

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Karen M. Peterson

Senate Sponsor: Daniel McCay

CoSponsor(s)

Albrecht, C.

Auxier, T.

Burton, J.

Chevrier, K.

Christofferson, K.

Cutler, P.

Defay, A.

Eliason, S.

Gricius, S.

Hall, K.

Hawkins, J.

Lee, T.

Hansen, L.

Miller, T.

Monson, L.

Peck, N.

Peterson, V.

Pierucci, C.

Sawyer, J.

Shepherd, L.

Strong, M.A.

Teuscher, J.

2

3 LONG TITLE

4 General Description:

5 This bill addresses property tax increases through truth in taxation.

6 Highlighted Provisions:

7 This bill:

8 ▶ defines terms;

9 ▶ requires fiscal year taxing entities proposing a property tax rate increase to make a

HB236 – Truth in Taxation Amendments

Requires taxing entities proposing a property tax rate increase to:

- Make two separate statements in public meetings regarding the consideration of a tax rate increase,
- Prepare and adopt an interim budget that includes a property tax impact schedule, and
- Reserve in a restricted budget account an amount equal to the proposed property tax increase.

6 Highlighted Provisions:

7 This bill:

- 8 ▶ defines terms;
- 9 ▶ requires fiscal year taxing entities proposing a property tax rate increase to make a

Ellison, S.

Gricius, S.

Hall, K.

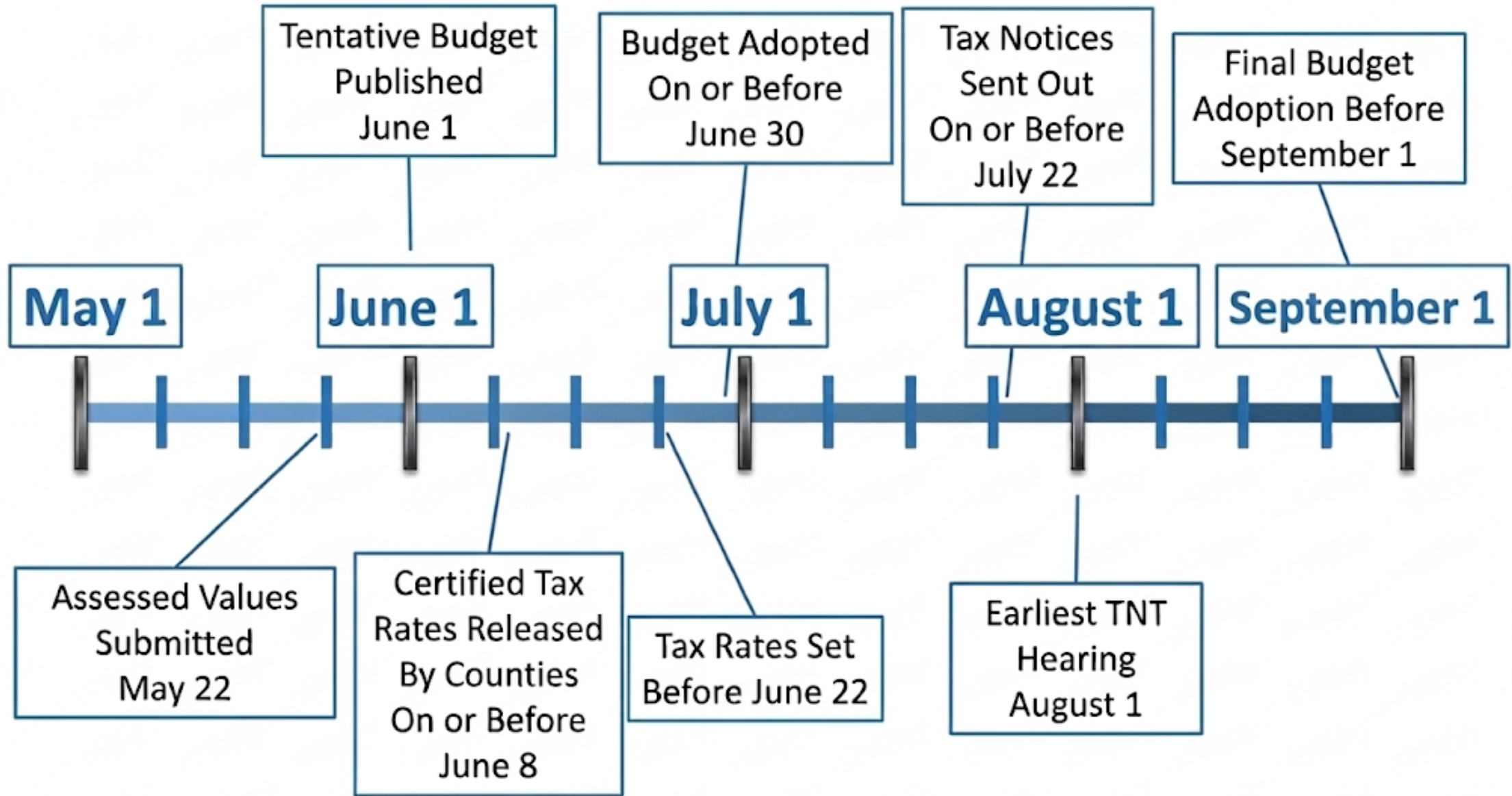
Hawkins, J.

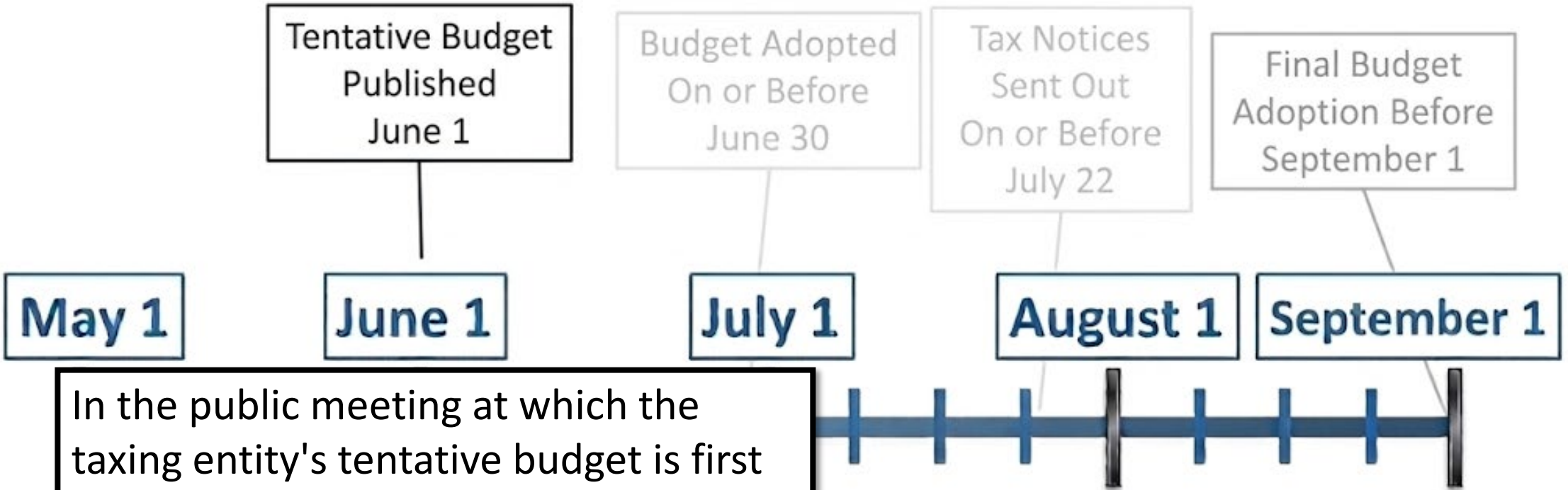
Sawyer, J.

Shepherd, L.

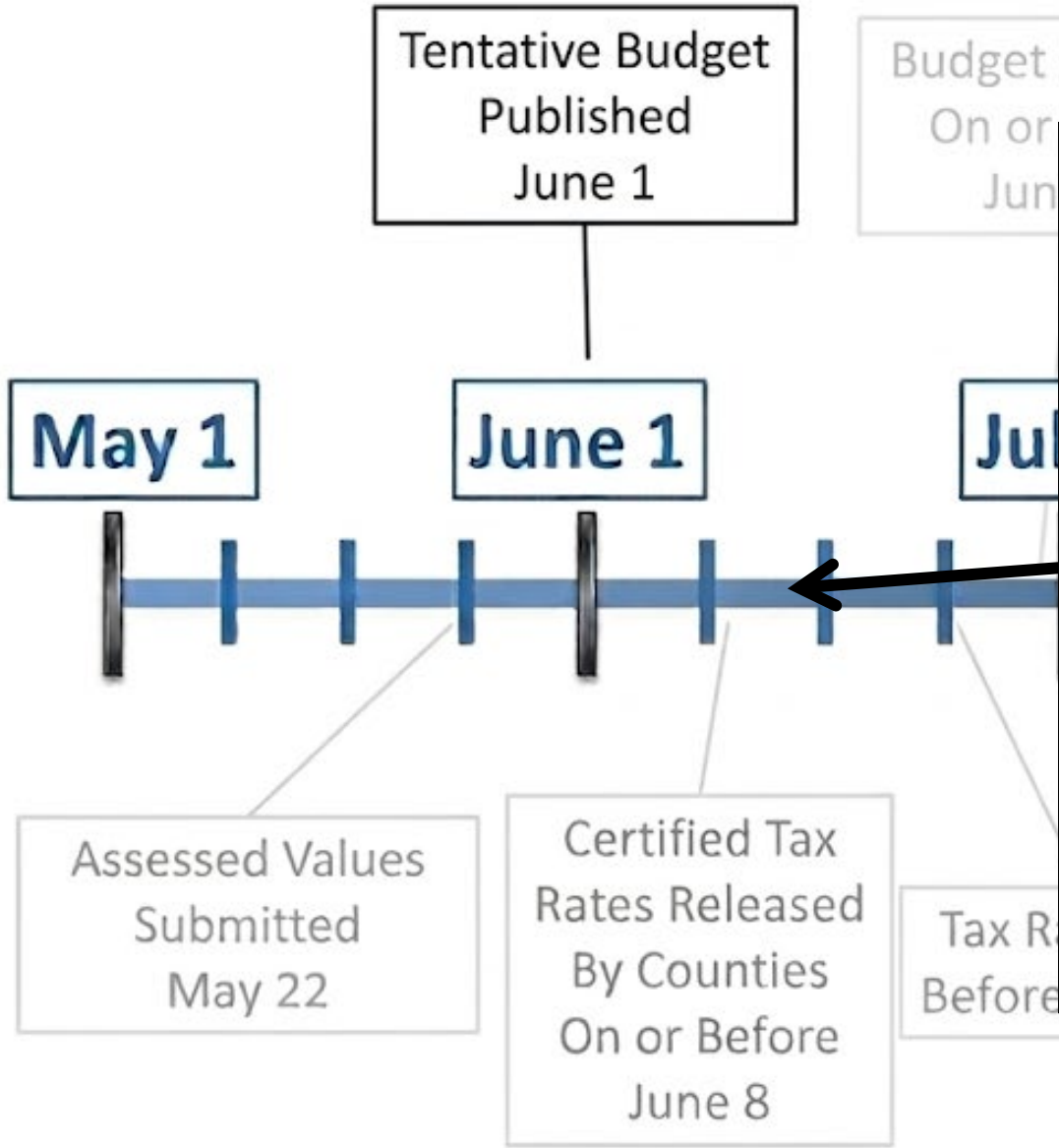
Strong, M.A.

Teuscher, J.





In the public meeting at which the taxing entity's tentative budget is first presented, the agenda must include a separate item notifying the public that the tentative budget includes a proposed tax rate increase.



In a subsequent public meeting, after May 1 but on or after June 13, the taxing entity must state:

- It is considering levying a tax rate that exceeds the certified tax rate,
- The approximate dollar amount of the property tax increase and purpose for the additional revenues,
- The approximate percentage increase in property taxes, and
- That the entity will provide notice of and conduct a public hearing in accordance with the Truth-in-Taxation Process.

S.B. 238 Property Tax Adjustments

Bill Text	Status	Hearings/Debate
-----------	--------	-----------------

Introduced [Printer Friendly](#) 

S.B. 238

Bill Sponsor:

Floor Sponsor:

1 **Property Tax Adjustments**



Sen. Wilson, Chris H.



Rep. Eliason, Steve

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Chris H. Wilson

House Sponsor: Steve Eliason

Drafting Attorney: Gus Harb

Fiscal Analyst: Jared Gibbs

2
3 **LONG TITLE**

4 **General Description:**

5 This bill modifies property tax provisions.

6 **Highlighted Provisions:**

7 This bill:


- 8 ▶ requires residential property owners to apply to the county to receive a residential
- 9 exemption if the property was ineligible for the residential exemption in the prior year,
- 10 an ownership interest in the property changes, or the county has reason to believe the

Bill Tracking

[Track this](#) [My Legislation](#)

Current Version: S.B. 238

Text

[Introduced](#) (Currently Displayed) 

Fiscal Note 

SB238 – Property Tax Adjustments

Requires residential property owners to apply to the county to receive a residential exemption if the property was ineligible for the residential exemption in the prior year, an ownership interest in the property changes, or the county has reason to believe the property no longer qualifies.

SB238 – Property Tax Adjustments

Requires taxing entities to provide to the Tax Commission, within seven days of adopting a final budget, evidence of compliance with all requirements of the Truth-In-Taxation process.

House Sponsor: Steve Eliason

Fiscal Analyst: Jared Gibbs

2

3 LONG TITLE

4 General Description:

5 This bill modifies property tax provisions.

6 Highlighted Provisions:

7 This bill:

- 8 ▸ requires residential property owners to apply to the county to receive a residential
- 9 exemption if the property was ineligible for the residential exemption in the prior year,
- 10 an ownership interest in the property changes, or the county has reason to believe the

Bill Tracking

[Track this](#) [My Legislation](#)

Current Version: S.B. 238

Text

[Introduced \(Currently Displayed\)](#)

[Fiscal Note](#)

S.B. 228 Community Reinvestment Agency Amendments

Bill Text

Status

Hearings/Debate

Amended [Printer Friendly](#) 

1 Community Reinvestment Agency Amendments

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Wayne A. Harper

House Sponsor: R. Neil Walter

S.B. 228 S1

Bill Sponsor:



Sen. Harper, Wayne A.

Floor Sponsor:



Rep. Walter, R. Neil

Drafting Attorney: Steve Schaefermeyer

Fiscal Analyst: Jared Gibbs

2

3 LONG TITLE

4 General Description:

5 This bill modifies requirements for dissolving a community reinvestment agency project
6 area.

7 Highlighted Provisions:

8 This bill:

- 9 ▶ defines terms;
- 10 ▶ modifies when a community reinvestment agency project area is dissolved;

Bill Tracking

[Track this](#) [My Legislation](#)

Current Version: S.B. 228 S1

Text

Amended 2/24/2026 10:02:55 

S.B. 228 Community Reinvestment Agency Amendments

SB228 – Community Reinvestment Agency Amendments

Modifies when a community reinvestment agency project area is dissolved, creates a process for extending a project area dormancy period and requires that proportionate shares of unexpended funds be returned to each taxing entity after the dormancy period.

S.B. 206 Tax Amendments

Bill Text	Status	Hearings/Debate
-----------	--------	-----------------

Amended [Printer Friendly](#) 

S.B. 206 S3

Bill Sponsor:

Floor Sponsor:

1

Tax Amendments



Sen. Harper, Wayne A.

Rep. Walter, R. Neil

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Wayne A. Harper

House Sponsor: R. Neil Walter

Drafting Attorney: Andrea Valenti Arthur

Fiscal Analyst: Jared Gibbs

2

3 LONG TITLE

4 General Description:

5 This bill modifies provisions relating to tax.

6 Highlighted Provisions:

7 This bill:

8 ▶ creates the Statewide Tax Administration and Technology Solutions program, which

9 includes the following services:

10 • maintenance and enhancement of the statewide property tax system, including

Bill Tracking

[Track this](#) [My Legislation](#)

Current Version: S.B. 206 S3

Text

Amended 3/3/2026 10:03:297

S.B. 228 Community Reinvestment Agency Amendments

SB206 – Tax Amendments

Creates the Statewide Tax Administration and Technology Solutions program to centralize property tax oversight and updates how tax increments are handled.

2

3 **LONG TITLE**

4 **General Description:**

5 This bill modifies requirements for dissolving a community reinvestment agency project
6 area.

7 **Highlighted Provisions:**

8 This bill:

- 9 ▶ defines terms;
- 10 ▶ modifies when a community reinvestment agency project area is dissolved;

Bill Tracking

[Track this](#) [My Legislation](#)

Current Version: S.B. 228 S1

Text

Amended 2/24/2026 10:02:556 

Notable Tax Bills That Did Not Pass

Bill	Title	Brief Summary
HB161	Property Tax Modifications	Increases the residential property tax exemption from 45% to 60%. Only takes effect if Utah voters also approve H.J.R. 7 during the next general election.
HJR7	Property Tax Resolution	Amends the Utah Constitution to allow the legislature to exempt up to 60% of a primary home's value from property taxes.

Notable Tax Bills That Did Not Pass

Bill	Title	Brief Summary
HB449	Utah Taxpayer Oversight of Government Spending Amendments	Establishes a requirement that voters approve most increases in local government revenues. If a government entity collects more revenue than established limits, requires the excess to be refunded to taxpayers.
HJR20	Utah Taxpayer Oversight of Government Spending	Proposes to amend the Utah Constitution to require voters to approve an increase in tax revenue, to limit the amount of revenue a taxing entity may spend in a fiscal year without voter approval and to require a refund of excess revenue to taxpayers.

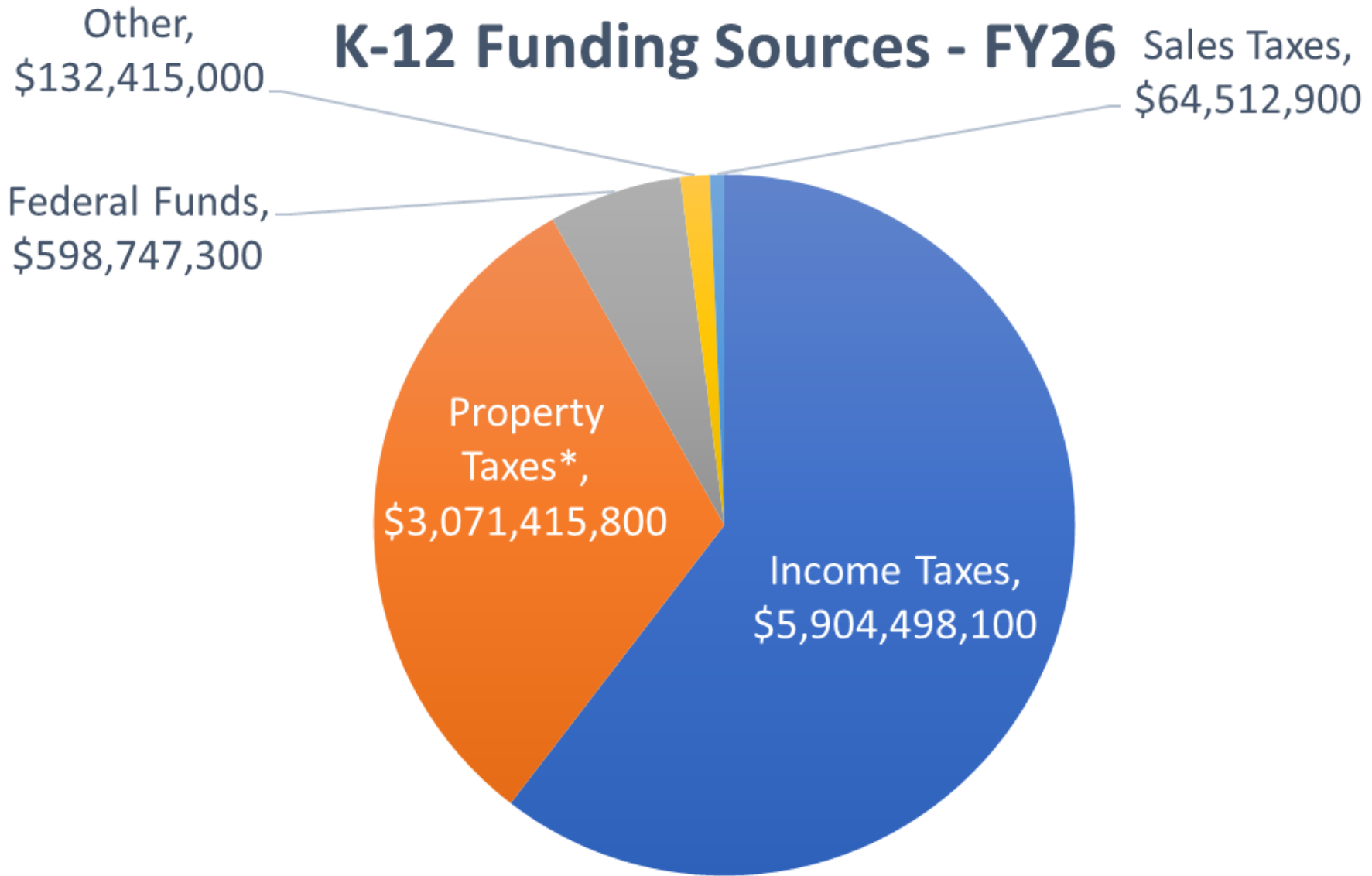
Notable Tax Bills That Did Not Pass

Bill	Title	Brief Summary
SB65	Minimum Basic Tax Rate Amendments	Requires counties to send revenues generated by the Minimum Basic Tax Rate directly to the state and directs USBE to send amounts equal to those revenues back to school districts.
SB97	Tax Revenue Amendments	Makes various amendments to tax provisions including limiting the total amount of additional property tax revenue an entity can obtain through the truth-in-taxation process in a single year and excluding certain property valuation increases from new growth.

Questions?

Supplemental Slides

K-12 Funding Sources - FY26



*Assumes the same total property tax revenues as FY25



Home

All Committees

Revenue and Taxation Interim Committee

Year 2025

Committee Revenue and Taxation Interim Committee

Select

Subscribe

Revenue and Taxation Interim Committee 2025

Meetings

November

Wed. Nov 19, 1:15 PM

October

Wed. Oct 15, 1:15 PM

September

Tue. Sep 16, 1:15 PM

August

Wed. Aug 20, 1:15 PM

June

Wed. Jun 18, 1:15 PM

May

Wed. May 21, 1:15 PM

Wed. Oct 15, 1:15 PM

445 State Capitol

Notice Agenda

Approved Minutes

PDF

Audio/Video

Meeting Material List

2 - A Performance Audit of Local Authorities' Property Tax (Office of the Legislative Auditor General)

3 - Property Tax Burden (Office of Legislative Research and General Counsel)

4- Property Tax Shift (Office of the

Committee Information

Members

Overview

Related Links

Sen. Daniel McCay (R),
Chair

Rep. Steve Eliason (R),
Chair

Sen. Kirk A. Cullimore
(R)

Sen. Lincoln Fillmore (R)

Sen. Stephanie Pitcher
(D)

Sen. Jen Plumb (D)

Sen. Chris H. Wilson (R)

Rep. Stewart E. Barlow
(R)

Rep. Hoang Nguyen (D)

Rep. Clinton D. Okerlund
(R)

Rep. Nicholeen P. Peck
(R)

Rep. Lisa Shepherd (R)

Rep. Raymond P. Ward
(R)

Rep. Doug Welton (R)

Megan L. Bolin, Senior
Policy Analyst

Chris Stitt, Managing
Policy Analyst

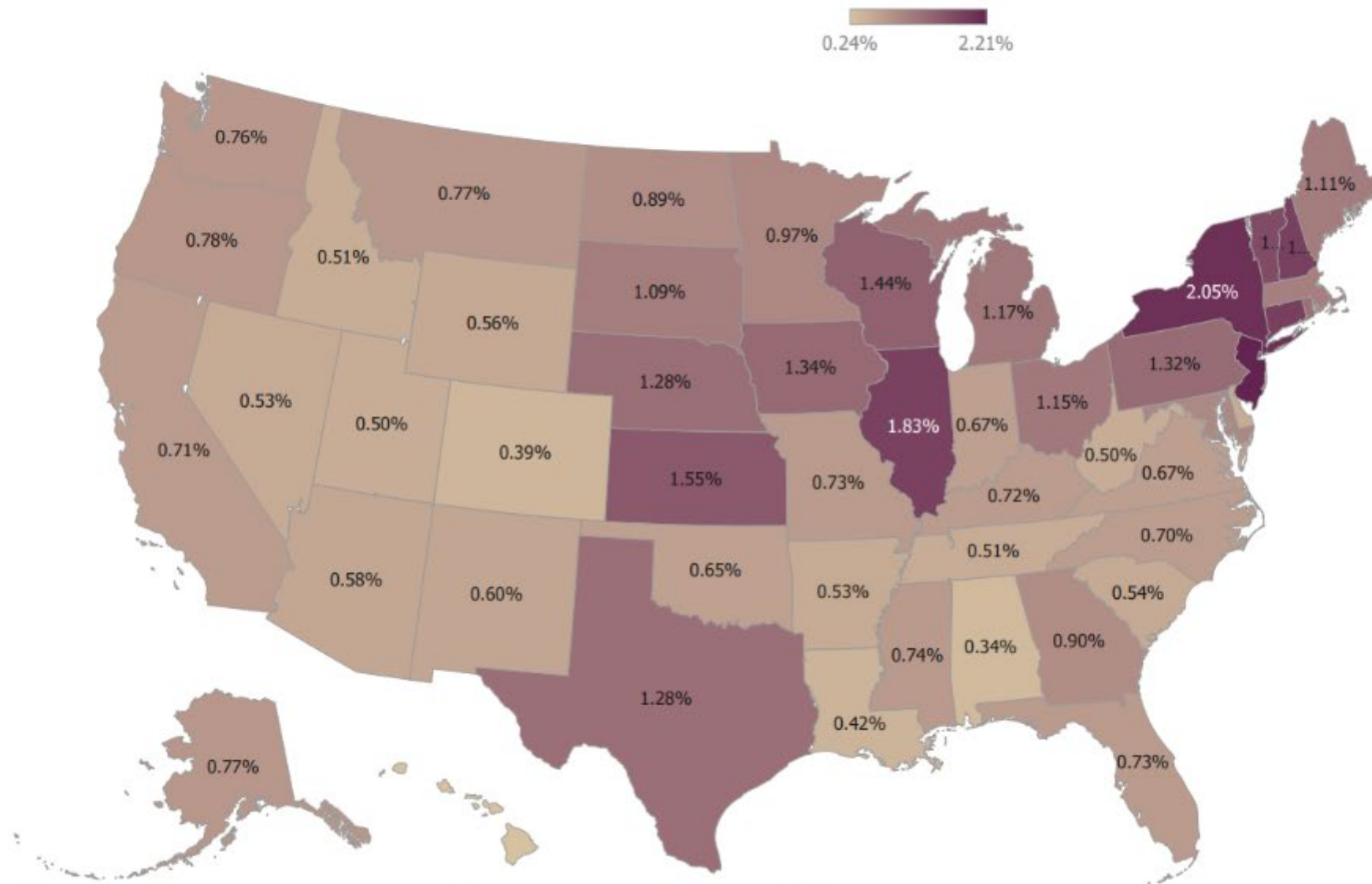
Property Tax Burden

Chris Stitt

Managing Policy Analyst

10/15/2025

Property Taxes Paid as a % of Home Value

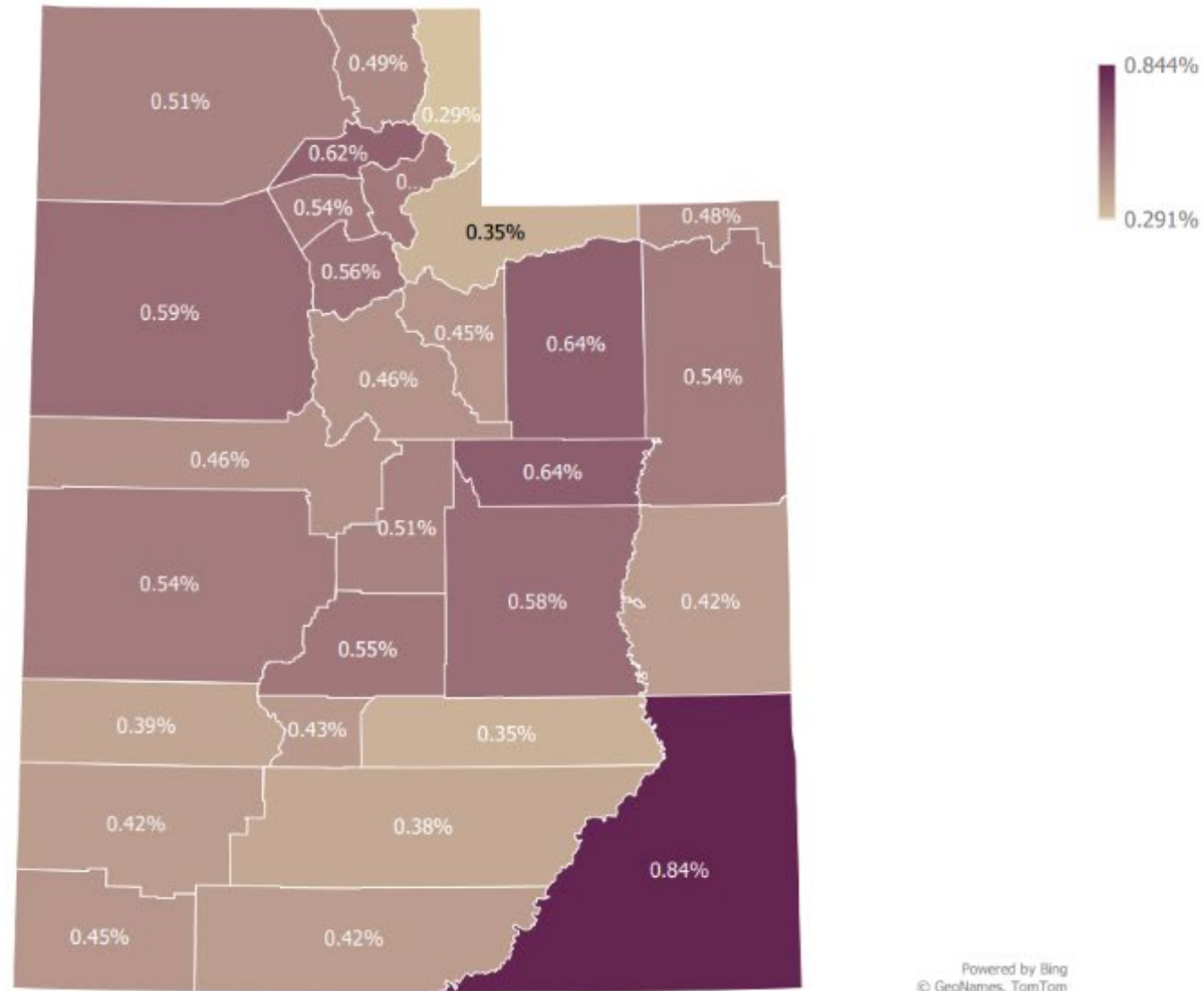


Source: US Census Bureau, 2023 American Community Survey, the Tax Foundation, and LRGC Calculations

Powered by Bing
© GeoNames, Microsoft, TomTom



Property Taxes Paid as a % of Home Value

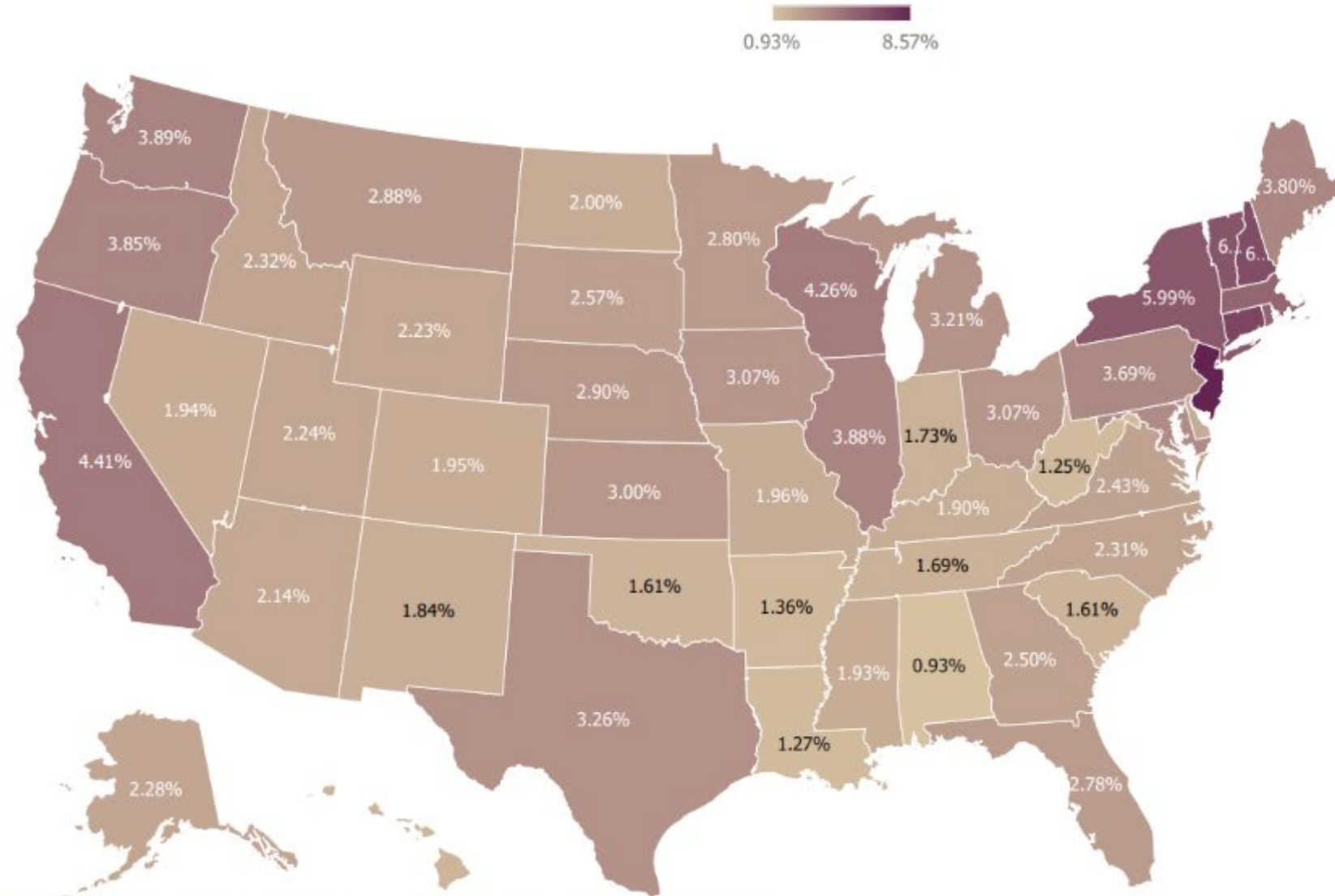


Powered by Bing
© GeoNames, TomTom

Source: US Census Bureau, 2023 American Community Survey, the Tax Foundation, and LRGC Calculations



Property Taxes Paid as a % of Median Income

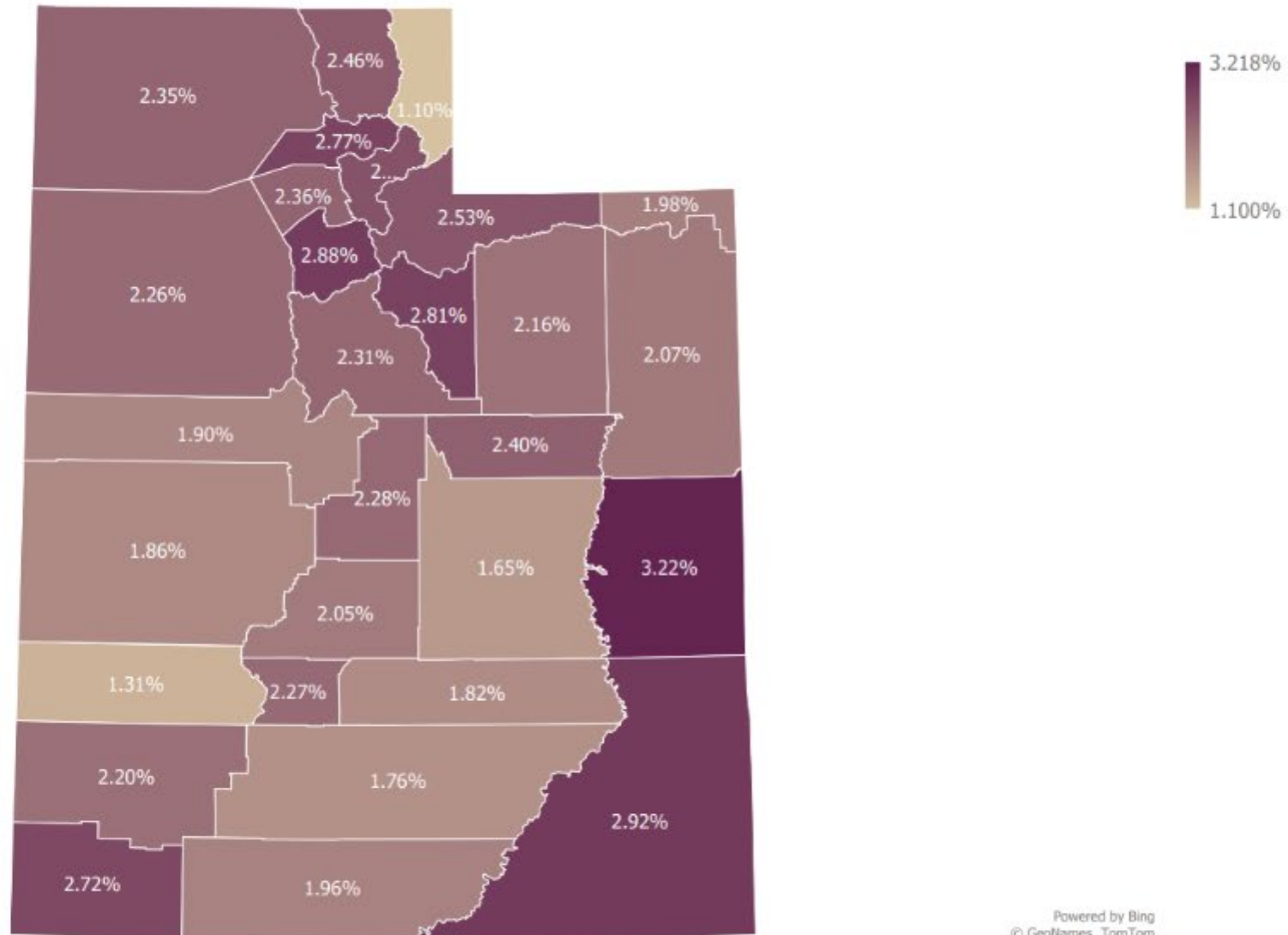


Source: US Census Bureau, 2023 American Community Survey, the Tax Foundation, and LRGC Calculations

Powered by Bing
© GeoNames, Microsoft, TomTom



Property Taxes Paid as a % of Median Income



Powered by Bing
© GeoNames, TomTom

Source: US Census Bureau, 2023 American Community Survey, the Tax Foundation, and LRGC Calculations





LEGISLATIVE
FISCAL
ANALYST

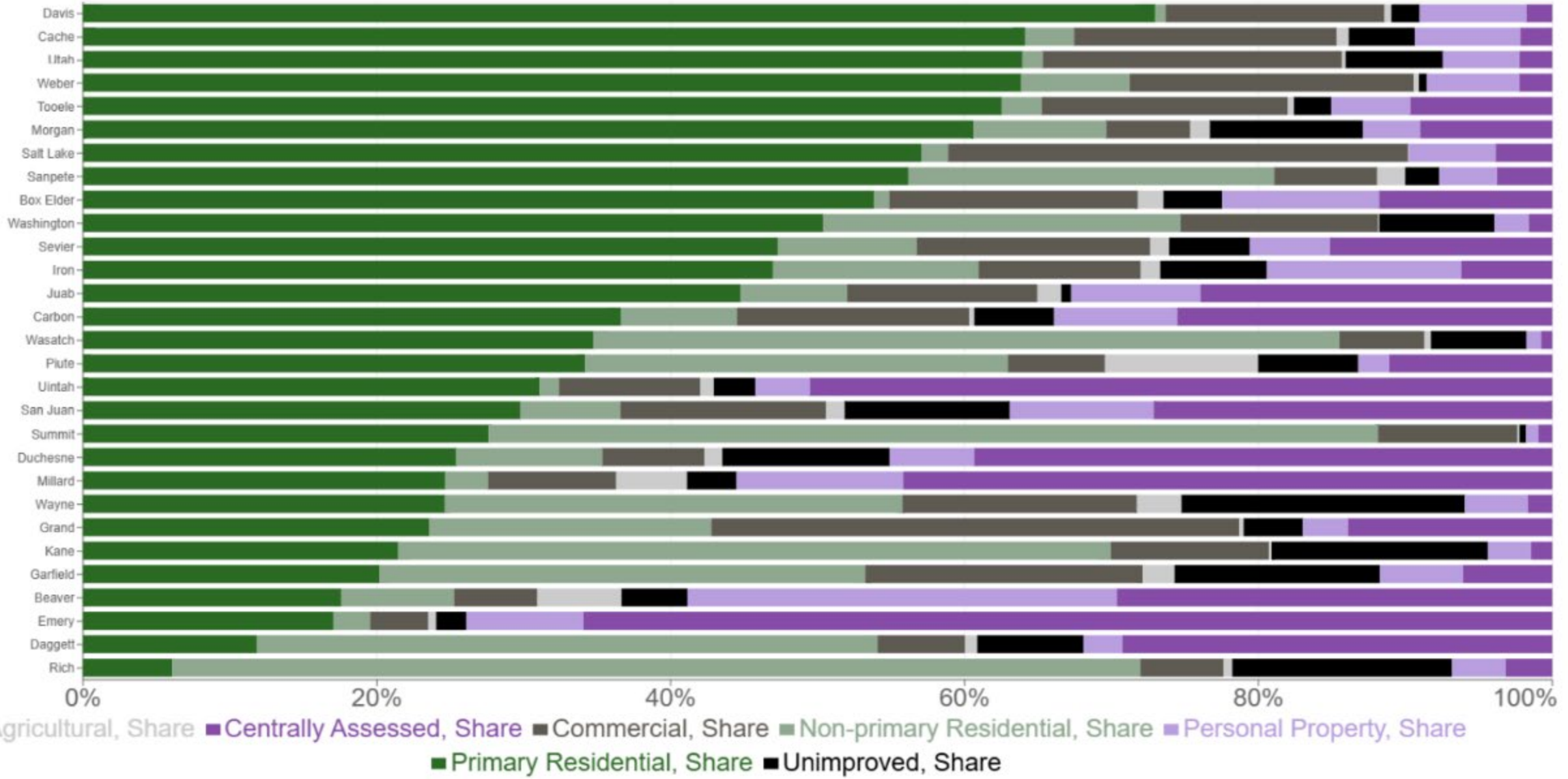
Property Tax Shift

Jared Gibbs

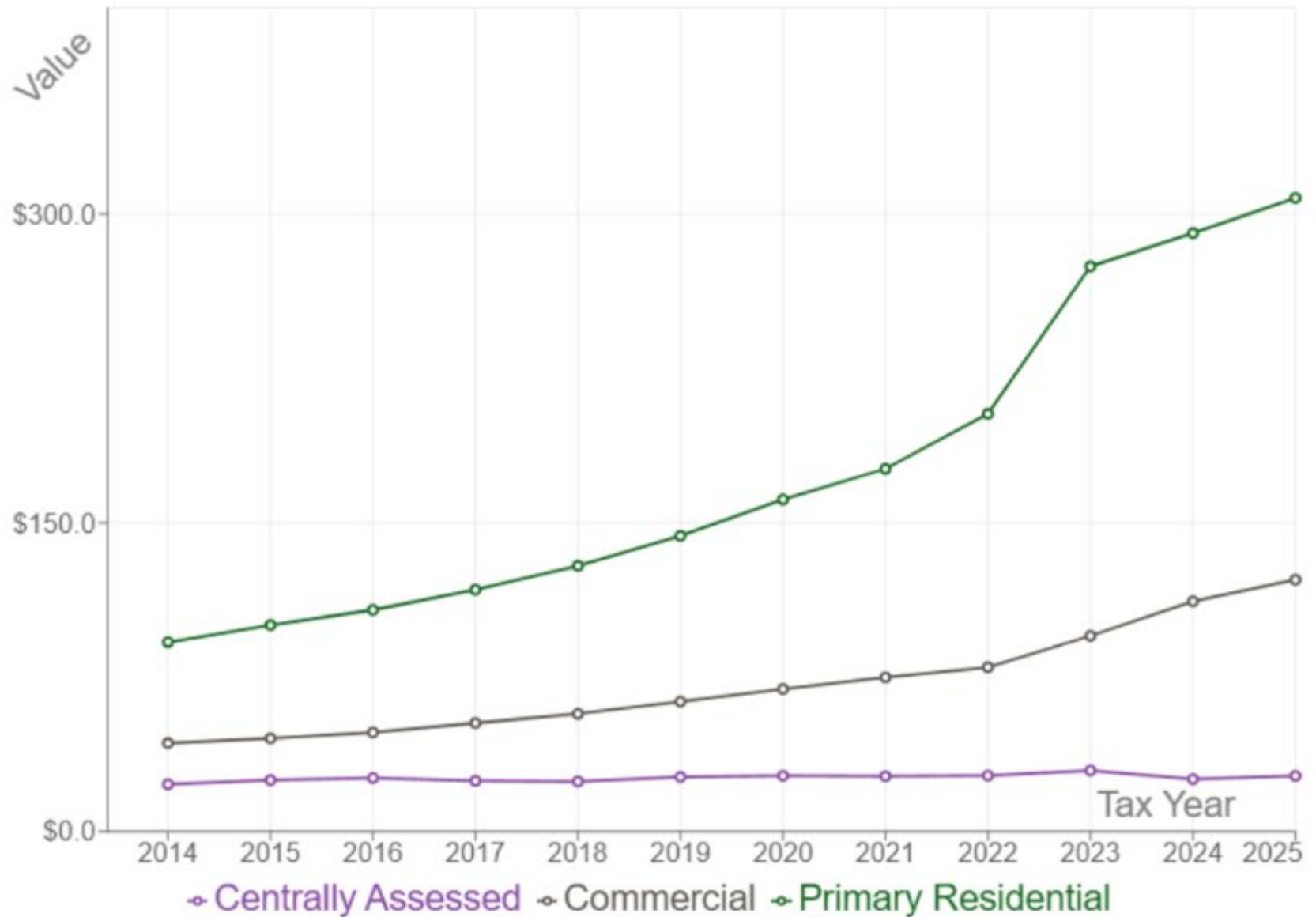
Staff Economist

8/15/2025

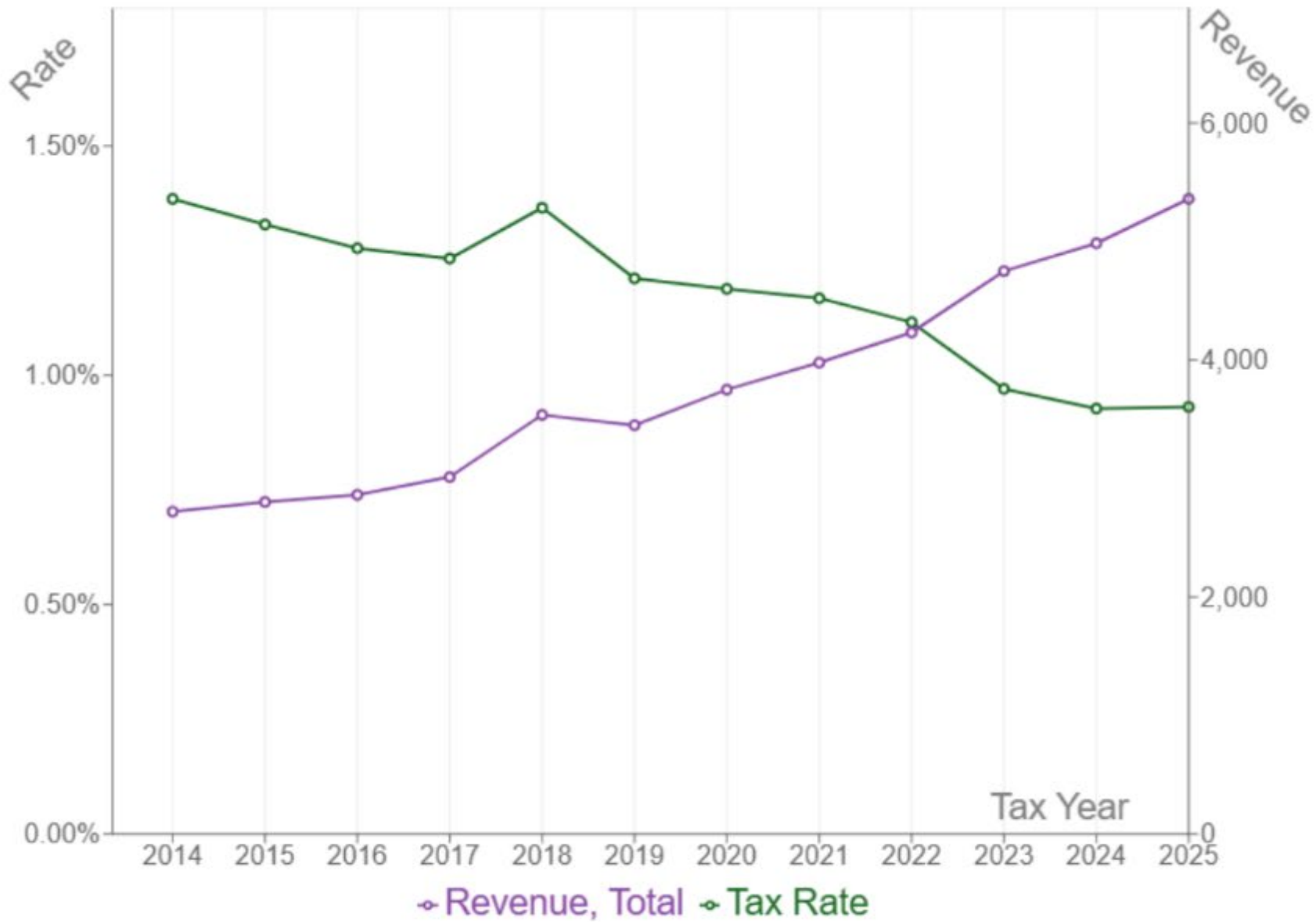
Share of Tax Base by Property Type (%), 2024



Taxable Value (\$B): Statewide



Tax Rate & Revenue (\$M): Statewide

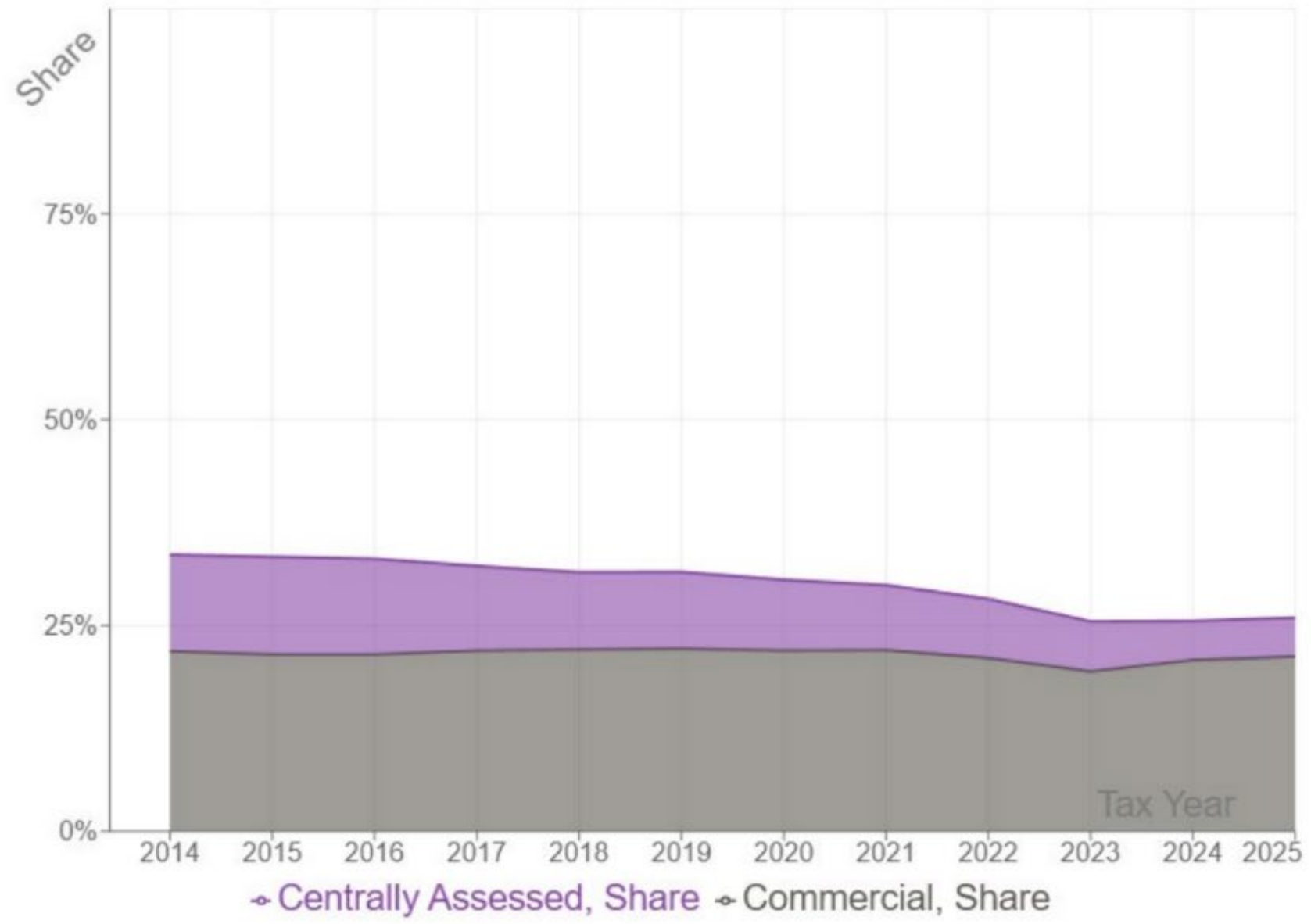


Residential Shift, Conceptually

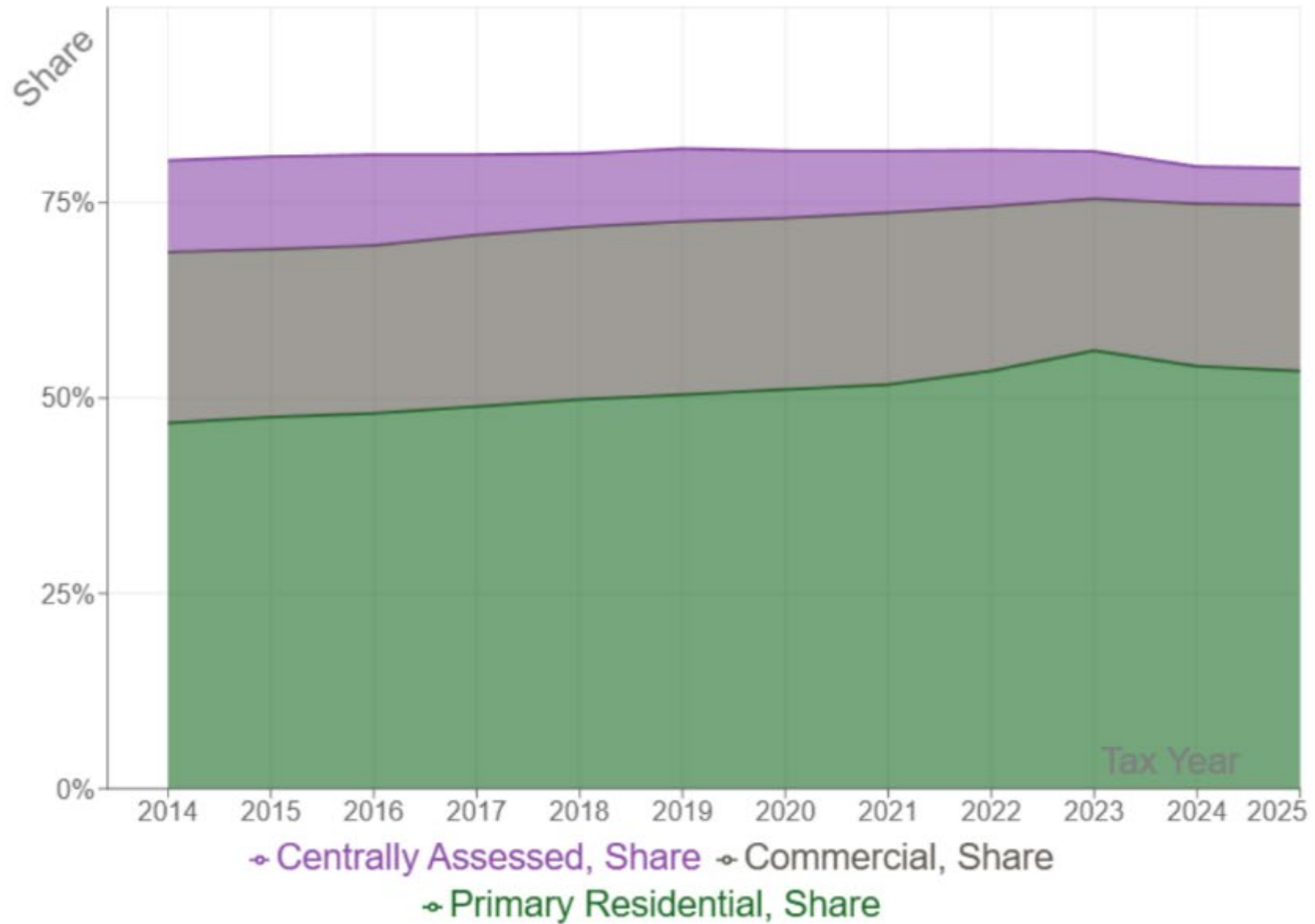
- Truth in Taxation holds **total** revenue constant year-to-year
- If the base changes, Taxpayer liability can increase without a taxing entity collection more revenue
- The result is that tax burden shifts from one type of taxable property onto another



Share of Taxable Value (%): Statewide



Share of Taxable Value (%): Statewide



A Performance Audit of Local Authorities' Property Tax And the Shifting Tax Burden

Revenue and Taxation Interim Committee

Wednesday October 15, 2025

LOCAL AUTHORITIES PROPERTY TAX

KEY FINDINGS

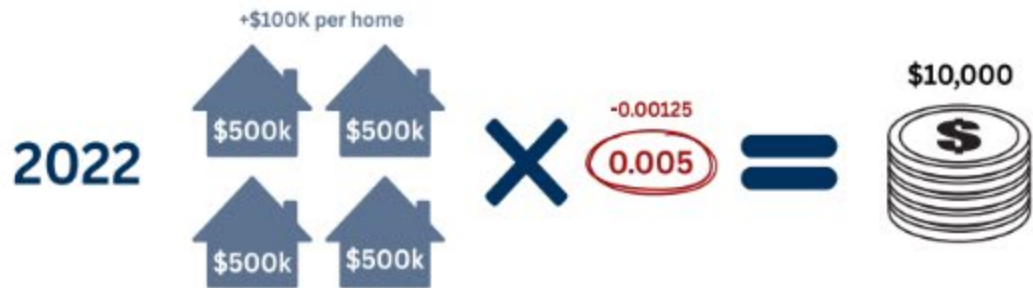
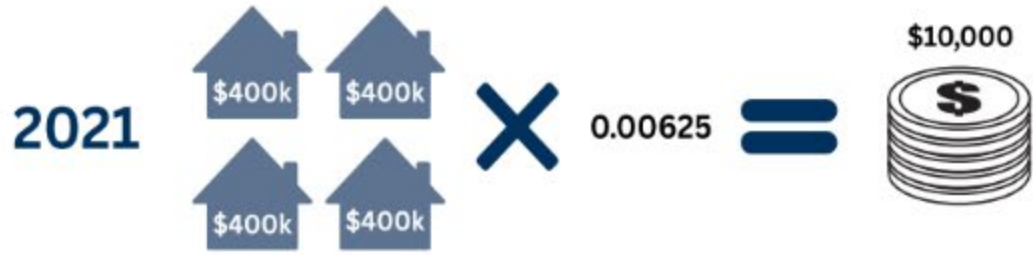
- ✓ 1.1 Truth in taxation is keeping revenues in budget but there are some challenges
- ✓ 1.2 Taxing entities have concerns with some aspects of Truth in Taxation
- ✓ 2.1 The increase in home values influenced rising property taxes
- ✓ 2.2 The basic levy tax rate freeze resulted in unexpected increases in property tax revenue
- ✓ 2.3 The property tax burden is shifting to residential taxpayers
- ✓ 3.1 Other causes of increasing residential tax burden vary by county

RECOMMENDATIONS

- ✓ 1.1 The Legislature should consider clarifying the meaning and intent of virtual participation.
- ✓ 3.1 The Legislature should consider whether statute concerning primary residential exemption eligibility would benefit from a statewide requirement.



Property Tax System Basics



As home values go up... the tax rate comes down... keeping revenue the same.

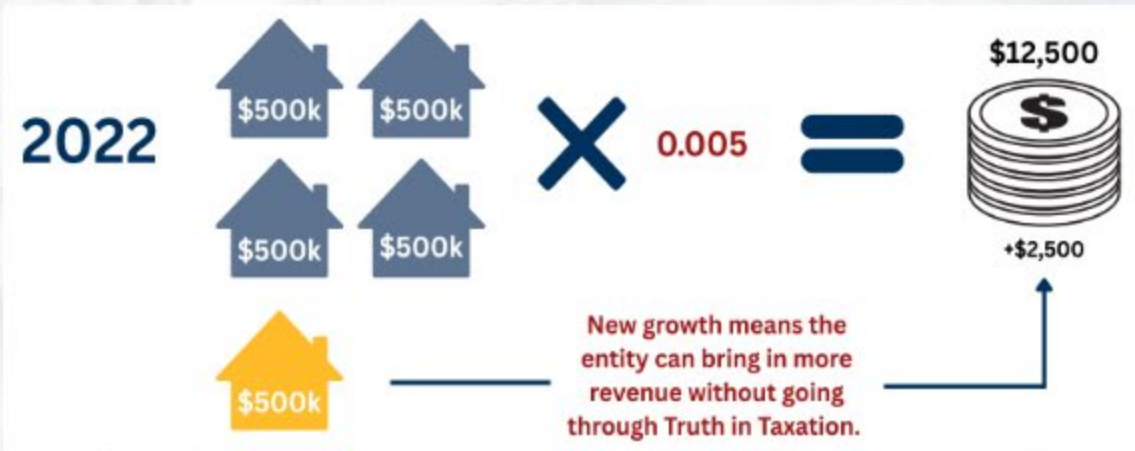
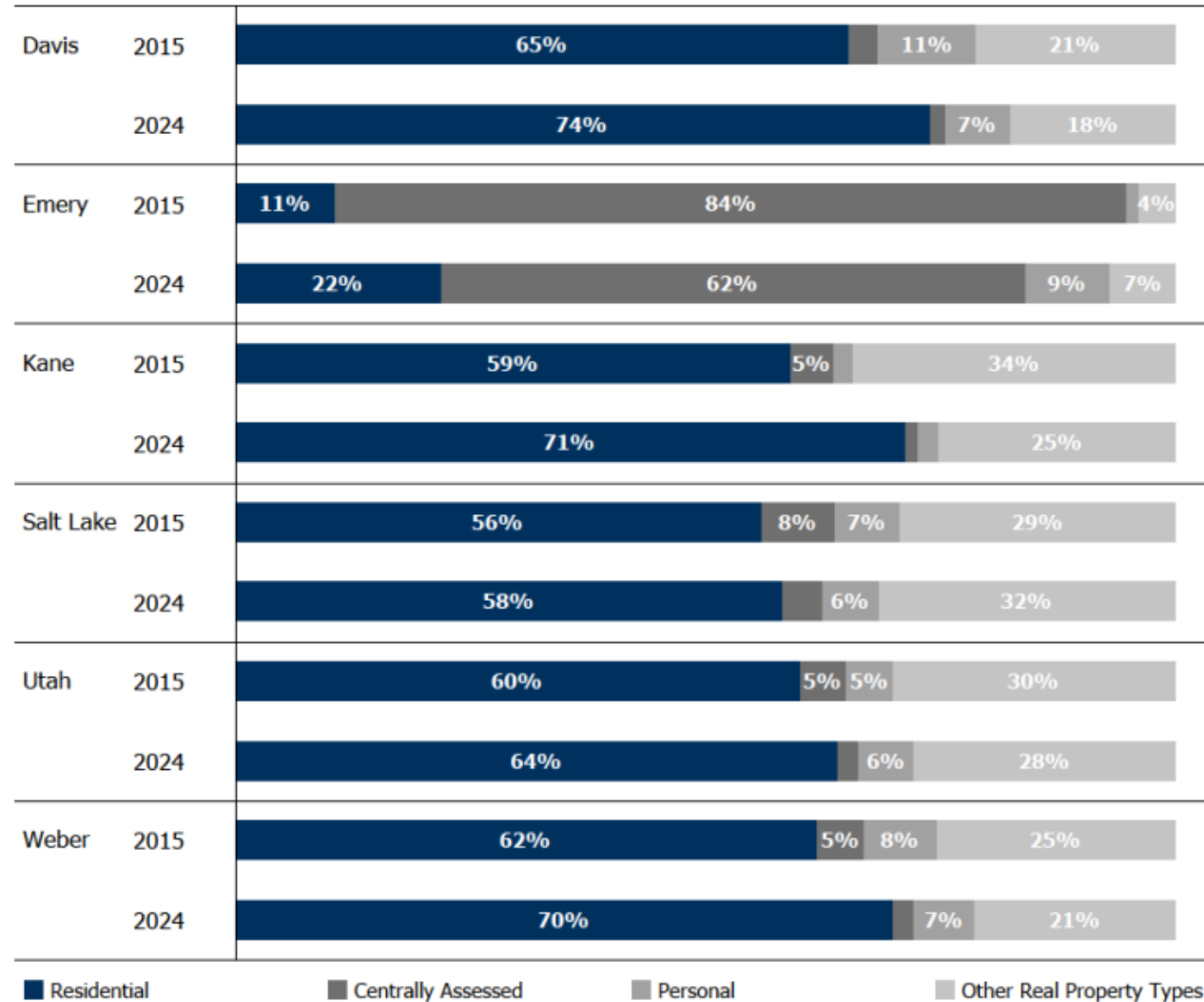


Figure 2.3 The Auditor's Sample Counties All Saw a Shift in Tax Burden to Residential Property Owners. Over the past 10 years, the sample counties saw increases in the percentage of taxable value held by residential properties to varying degrees.

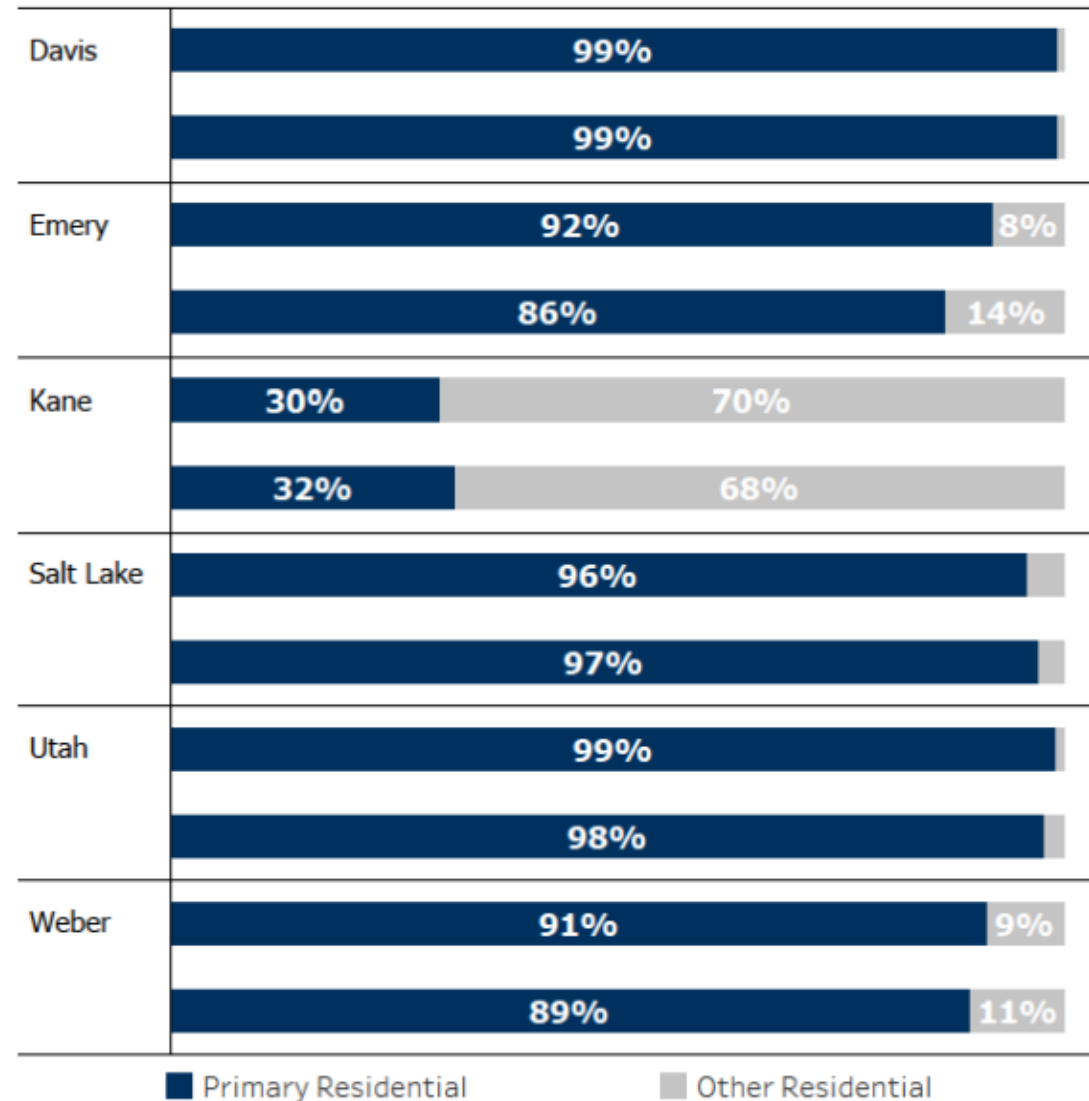


Source: Auditor generated using Property Tax Division data.

*Note: The "Other Real Property Types" category contains taxable value for commercial and agricultural properties.

†Note: See Appendix C for the taxable value distribution by property type for all counties.

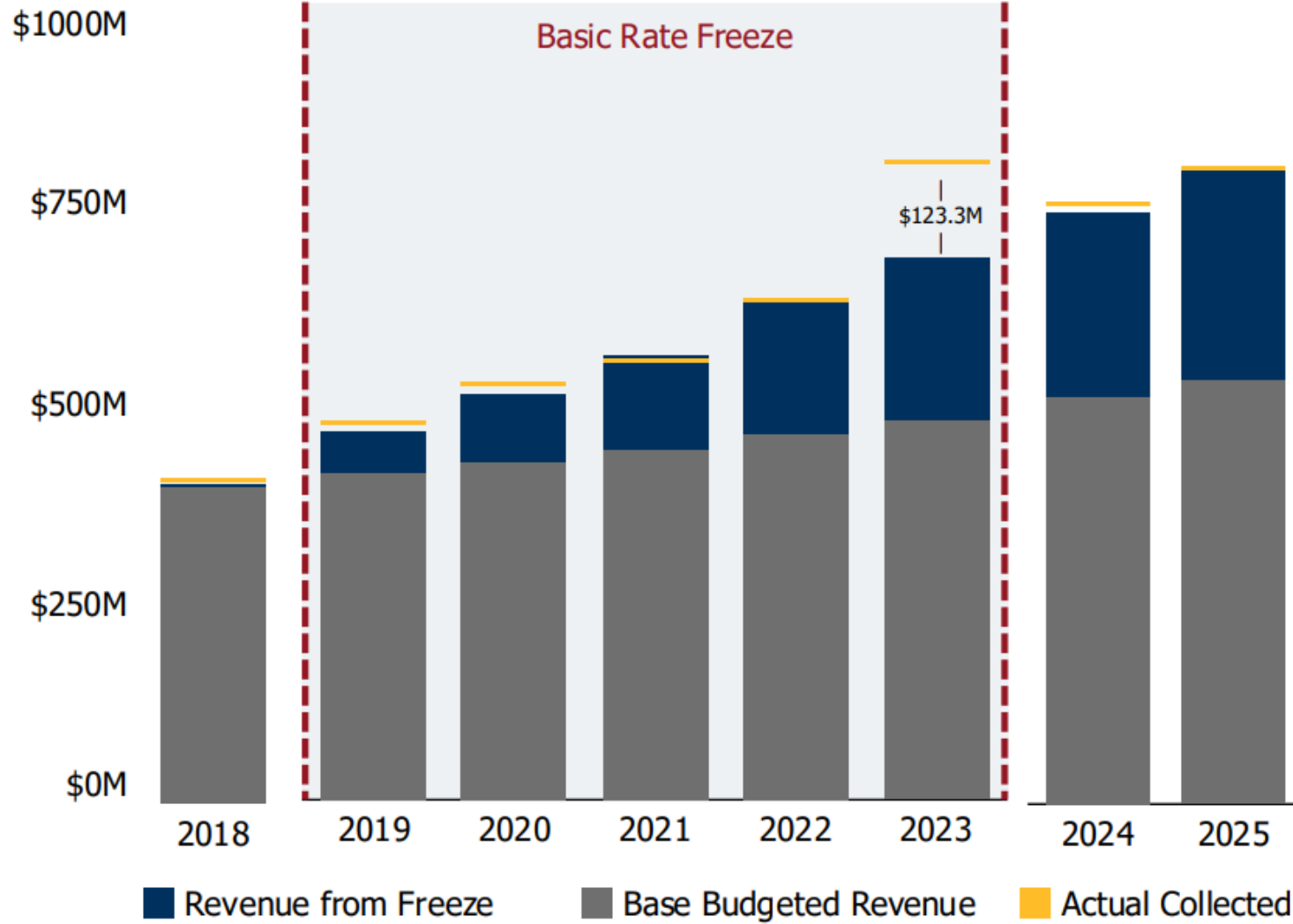
Figure 3.1 The Audit's Sample Counties Vary in the Percentage of Secondary Residential Taxable Value. Over the past ten years, the distribution between primary and other residential properties in five of the sample counties has remained steady.



Source: Auditor generated using Property Tax Division data.

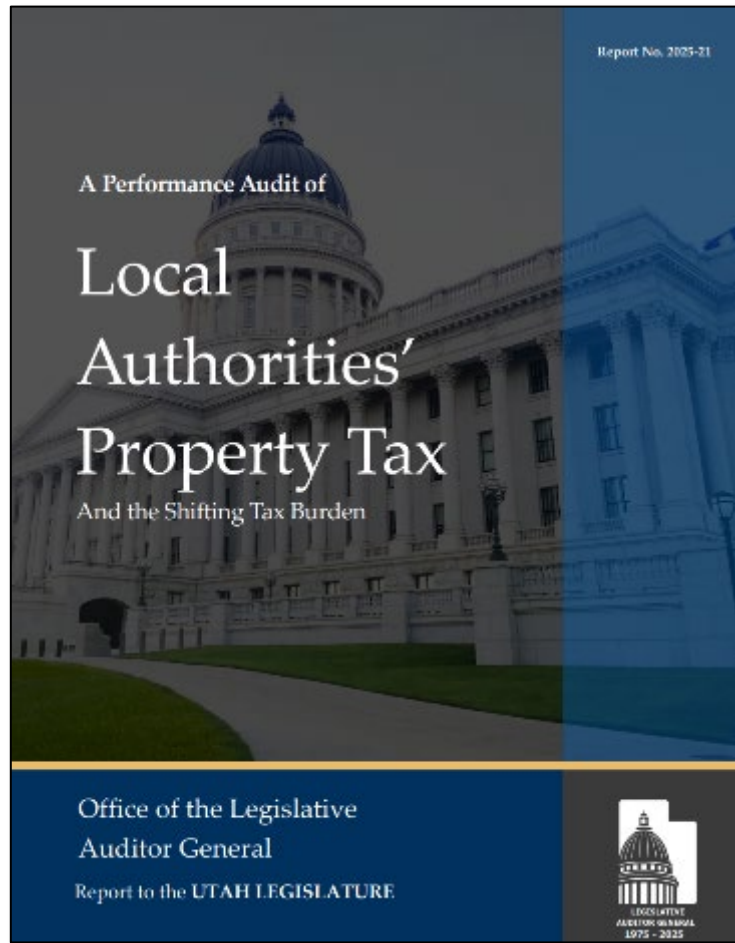
*Note: See Appendix D for the taxable value distribution by residential property type.

Figure 2.2 State Basic Rate Levy Revenues Were Predicted Quite Accurately Until 2023. This figure shows the increase in additional revenue that came from the basic rate freeze.



Source: Auditor generated from multiple data sources.

*Note: The 'Revenue from Freeze' dollars come from two components that were added to statute during the 2018 General Legislative Session. See Appendix B for more details.



https://pf.utleg.gov/olag/reports/audits/2025/911aec54-38b1-463b-892d-61198364ca40/2025-21_RPT.pdf