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July 9, 2026

County Recorder Standards Board

Background

During its 2023 General Session, the Utah State Legislature created the County Recorder Standards Board with the passage of [House Bill 351](#). Along with designating the membership and duties of the Board, HB 351 required the Board to provide an annual report to both the Political Subdivisions and Business and Labor Interim Committee that includes the following:

- a. information regarding the operations and activities of the board; and
- b. any recommendations for legislation related to the services provided by county recorders, including recommendations for modification of the fees established in Section 165 17-21-18.5.

Operations and Activities of the County Recorder Standards Board Membership and staff. The Following Individuals were selected, per the statute, to make up the composition of the board:

Board Members:

- Chairperson: Rashelle Hobbs, County Recorder, 1st/2nd Class: Utah Association of County Recorders
- Vice Chairperson: Chad Montgomery, County Recorder, 3rd/4th/5th Class: Utah Association of County Recorders
- Shelley Brennan, County Recorder, Utah Association of Counties
- Robert Hartshorn, Vice President and Division Counsel at DR Horton, Utah Property Rights Coalition
- Ryan Allred, Professional Land Surveyor, Utah Council of Land Surveyors
- Gage Zobell, Partner - Dorsey & Whitney, Utah Petroleum/Utah Mining/Professional Landman
- Ben Stanley, General Counsel of the Jordan Valley Water Conservancy District - Assistant Civil Division Chief, Utah State Bar/Utah Association of County Recorders
- Kreg Wagner, General Counsel - Utah Association Realtors, Utah State Bar/Utah Association of Realtors
- Rachael Ortiz, General Counsel, Utah Land Title Association

Staff:

- Mark Steinagel, Director, Division of Professional Licensing
- Larry Marx, Licensing Administrator, Division of Professional Licensing
- Allison Pulsipher, Board Secretary, Division of Professional Licensing
- Kirsten Shumway, Legal Analyst, Division of Professional Licensing

Meetings. Since the last report, the Board met six times on the following dates:

- Hybrid, October 6th
- Electronic, December 8th
- Electronic, February 2nd
- Electronic, April 13th

- Electronic, June 8th
- Electronic, August 3rd

Rules in Development. Thanks to the work of county recorders and other stakeholders leading up to the creation of this Board, the Board was able to review proposed standards for adoption with much of the work of negotiation already underway.

The Board approved the Country Recorder Standards Rule (R255-30) and had it published with the Utah Office of Administrative Rules. The following standards (all attached) have been officially adopted by the Board and are being added to rule:

- Boundary Establishments and Boundary Adjustments

The following standards and topics are currently being discussed by the Board:

- Power of Attorney

Members of the Board are compiling additional ideas for standards from various stakeholders.

Recommendations for Legislation

The Board also recommends the following changes (attached) to statute to meet the intent of HB 351:

1. When to use to a boundary adjustment or a sub-division plat
2. Any other requests?

Fees: The Board does not at this time recommend the assessment of any fees permitted by HB 351.