



# UTAH STATE SENATE

UTAH STATE CAPITOL • COMPLEX 320 STATE CAPITOL  
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February 27, 2026

Mr. President:

The Business and Labor Committee reports a favorable recommendation on **1st Sub. H.B. 377**, REAL ESTATE AMENDMENTS, by Representative R. Neil Walter, with the following amendments:

## Amendment 1

### 1 Line 264 through 270:

- 264 (B) an associate broker;
- 265 (C) a sales agent; [~~and~~ ]
- 266 (D) a dual broker; and
- 267 [~~(D)~~ ](E) on or after { ~~July 1, 2026~~ } January 1, 2027 , a property manager;
- 268 (ii) registration of:
- 269 (A) an entity;
- 270 (B) [~~an assumed name~~ ] a D.B.A. under which a person conducts business;

### 2 Line 562 through 571:

- 562 of hours designated by rule the commission makes in accordance with Title
- 563 63G, Chapter 3, Utah Administrative Rulemaking Act, with the concurrence of
- 564 the division.
- 565 (iii) (A) On or after { ~~July 1, 2026~~ } January 1, 2027 , except as provided in Subsection
- (1)(d)(iii)(B),
- 566 the division shall require that an applicant for a property manager license
- 567 complete the educational program described in Subsection (1)(d)(iv).

*Bill Number*  
HB0377S01

*Action Class*  
S

*Action Code*  
SCRAMD

568 (B) On or after {~~July 1, 2026~~} January 1, 2027, if on the day on which an applicant for a  
property  
569 manager license applies for the license, the applicant is licensed as a property  
570 manager in another state, the division may require the applicant to complete a  
571 division-approved, state-specific educational program consisting of the number

3 *Line 605 through 611:*

605 of the examination; or

606 (C) the division determines the applicant has good cause for the modification of  
607 the examination.

608 (iv) On or after {~~July 1, 2026~~} January 1, 2027, an examination for a property manager  
license shall:

609 (A) cover the topics that appear in the educational program described in  
610 Subsection (1)(d)(iv); and

611 (B) match the proportion of questions for each topic to the proportion of hours

4 *Line 651 through 657:*

651 (ii) An applicant who is denied licensure pursuant to this Subsection (6) may seek  
652 agency review by the executive director only after the commission has reviewed  
653 the division's denial of the applicant's application.

654 (7) On or after {~~July 1, 2026~~} January 1, 2027, an individual with an active broker,  
associate broker, or sales

655 agent license may obtain a property manager license without:

656 (a) meeting the education requirement described in Subsection (1)(d)(iii); or

657 (b) passing an exam required for a property manager license under Subsection (1)(e).

5 *Line 845 through 853:*

845 the property manager performs real estate-related services is affiliated; or  
846 (b) the person that the individual's employer or the person with whom the individual  
847 contracts is affiliated.  
848 (8) An individual is not required to affiliate with a principal broker if **the individual is** :  
849 (a) {**the individual is**} licensed as a property manager under this chapter; and  
850 (b) (i) {**is**} not subject to the affiliation requirements described in Subsection (6);  
851 (ii) {**is**} employed by a property management company that managed at least 750  
852 residential rental units in this state in any of the three previous calendar years; or  
853 (iii) {**is**} employed by a housing authority, as that term is defined in Section 35A-8-401.

6 *Line 985 through 996:*

985 ~~(4) Except as provided in Subsection (5), [a property manager who obtains and holds a~~  
986 ~~security bond that protects at least 30% of the estimated property management client~~  
987 ~~funds is not required to maintain the estimated property management client funds in a~~  
988 ~~trust account. ]a {**property manager**} **brokerage** is not required to maintain the property~~  
989 ~~management~~  
990 ~~client funds in a trust account if:~~  
991 ~~(a) the property owner agrees in the property management agreement that the {**property**~~  
992 ~~} {**manager**} **brokerage** is not required to hold property management client funds in a trust~~  
993 ~~account;~~  
994 ~~and~~  
995 ~~(b) a lease agreement states that the {**property manager**} **brokerage** is not required to~~  
996 ~~hold property~~  
997 ~~management client funds in a trust account.~~

995 (5) A property manager who is affiliated with a principal broker shall keep property  
996 management client funds in the principal broker's trust account in accordance with:

Respectfully,

Evan J. Vickers  
Chair

Voting: 6-0-2

*HB0377.SC1.WPD 2/27/26 9:39 AM ZA/rrandles aweenig/rrandles*