



House of Representatives *State of Utah*

UTAH STATE CAPITOL COMPLEX • 350 STATE CAPITOL
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February 18, 2026

Mr. Speaker:

The Political Subdivisions Committee reports a favorable recommendation on **1st Sub. H.B. 422**, PUBLIC INFRASTRUCTURE DISTRICTS AMENDMENTS, by Representative J. Koford, with the following amendments:

Amendment 1

1 *Line 581 through 590:*

581 (i) require an appointed board member to make, and regularly update, a conflict of
582 interest disclosure that includes the information and items described in
583 Subsections 20A-11-1604(6)(a) through (n); and
584 (ii) require public posting of the conflict of interest disclosure on {~~;~~}
585 {(A) the ~~creating entity's website~~ ; or}
586 {(B)} the ~~Utah Public Notice Website and the~~ public infrastructure district's website,
{if there is a link to the conflict of }
587 {~~interest disclosure on the~~ ~~creating entity's website~~ } ~~if any~~ ; and
588 ~~(f)~~ (h) include other information that the public infrastructure district or the creating
589 entity determines to be necessary or advisable.
590 (8) (a) Except as provided in Subsection (8)(b), the board and the governing body of the

Amendment 2

1 *Line 919 through 936:*

919 infrastructure district.
920 (1) As used in this section, "public infrastructure district" means an entity that is created

Bill Number
HB0422S01

Action Class
H

Action Code
HCRAMD

921 under Title 17D, Chapter 4, Public Infrastructure District Act.

922 { ~~(2) An owner or owner's agent of a residential property that is located within a~~
923 ~~public~~ }

924 { ~~infrastructure district shall, in a real property conveyance transaction, provide the~~
925 ~~buyer~~ }

926 { ~~a written statement that the residential property is:~~

927 { ~~(a) located within a public infrastructure district; and~~

928 { ~~(b) subject to fees the public infrastructure district may impose, or taxes the public~~
929 ~~infrastructure district may levy, in addition to other local assessments, fees, and taxes~~
930 ~~assessed to the property.~~ }

931 { ~~(3) (a) If an owner or owner's agent fails to provide a buyer the written disclosure or~~
932 ~~documentation required under Subsection (2), the buyer may:~~

933 { ~~(i) terminate the real estate purchase contract before or on the day on which closing~~
934 ~~occurs; and~~

935 { ~~(ii) retain all earnest money the buyer deposited.~~

936 { ~~(b) The remedy described in Subsection (3)(a) is a buyer's exclusive remedy for the~~
937 ~~owner's or owner's agent's failure to provide the written disclosure required under~~ }

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936 {[Subsection \(2\).](#)}

Respectfully,

James A. Dunnigan
Chair

Voting: 9-1-2

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