



# House of Representatives *State of Utah*

UTAH STATE CAPITOL COMPLEX • 350 STATE CAPITOL  
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February 19, 2026

Mr. Speaker:

The Political Subdivisions Committee recommends **S.B. 122**, HOA AMENDMENTS, by Senator W. A. Harper, be replaced and reports a favorable recommendation on **2nd Sub. S.B. 122**, HOA AMENDMENTS with the following amendments:

## Amendment 1

### 1 Line 1244 through 1252:

1244 (l) (i) prohibit the transfer of a unit; or

1245 (ii) require the consent of the association or management committee to transfer a unit;

1246 (m) prohibit a unit owner from installing a personal security camera immediately

1247 adjacent to the entryway, window, or other outside entry point of the unit; {~~or~~}

1248 (n) impose a restriction on a unit interior, except as reasonably necessary for the safety

1249 of adjacent units and the occupants of the units {~~:~~} ; or

**(o) restrict an individual from installing or keeping a properly maintained basketball standard on the individual's driveway or property if the driveway or property where the basketball standard is located is:**

**(i) privately owned and maintained; and**

**(ii) abuttnig a public street.**

1250 (10) A declaration, or an amendment to a declaration may:

1251 (a) require that an individual park in a garage appurtenant to a unit before parking

1252 elsewhere;

### 2 Line 2037 through 2045:

*Bill Number*  
SB0122S02

*Action Class*  
H

*Action Code*  
HCRSUBAMD

- 2037 (l) (i) prohibit the transfer of a lot; or  
2038 (ii) require the consent of the association or management committee to transfer a lot;  
2039 (m) prohibit a unit owner from installing a personal security camera immediately  
2040 adjacent to the entryway, window, or other outside entry point of the lot; {~~or~~}  
2041 (n) impose a restriction on the interior of a dwelling, except as reasonably necessary for  
2042 the safety of adjacent lots and the occupants of the lots {~~i~~} ; **or**  
**(o) restrict an individual from installing or keeping a property maintained basketball**  
**standard on the individual's driveway or property if the driveway or property where the**  
**basketball standard is located is:**  
**(i) privately owned and maintained; and**  
**(ii) abutting a public street.**  
2043 (5) A declaration, or an amendment to a declaration may:  
2044 (a) require that an individual park in a garage appurtenant to a unit before parking  
2045 elsewhere;

Respectfully,

James A. Dunnigan  
Chair

Voting: 10-1-1