



Fiscal Note
1st Sub. H.B. 406 (Buff)
 2026 General Session
 Homeowners' Association Modifications
 by Walter, R. Neil



General, Income Tax, and Uniform School Funds

JR4-4-101

	Ongoing	One-time	Total
Net GF/ITF/USF (rev.-exp.)	\$0	\$0	\$0

State Government

UCA 36-12-13(2)(c)

Revenues	FY 2026	FY 2027	FY 2028
Total Revenues	\$0	\$0	\$0

Enactment of this legislation likely will not materially impact state revenue.

Expenditures	FY 2026	FY 2027	FY 2028
Transportation Investment Fund of 2005	\$0	\$(22,500,000)	\$(22,500,000)
Transportation Fund	\$0	\$(2,500,000)	\$(2,500,000)
Total Expenditures	\$0	\$(25,000,000)	\$(25,000,000)

Enactment of this legislation could save the Utah Department of Transportation ongoing \$2,500,000 from the Transportation Fund and \$22,500,000 from the Transportation Investment Fund of 2005 beginning in Fiscal Year 2027 by eliminating the requirement to file separate condemnation cases against individual HOA property owners during right-of-way acquisitions.

	FY 2026	FY 2027	FY 2028
Net All Funds	\$0	\$25,000,000	\$25,000,000

Local Government

UCA 36-12-13(2)(c)

Enactment of this legislation likely will not result in direct, measurable costs for local governments.

Individuals & Businesses

UCA 36-12-13(2)(c)

Enactment of this legislation likely will not result in direct expenditures from tax or fee changes for Utah residents and businesses.

Regulatory Impact

UCA 36-12-13(2)(d)

Enactment of this legislation likely will not change the regulatory burden for Utah residents or businesses.

This bill does not create a new program or significantly expand an existing program.

Notes on Notes

Fiscal explanations estimate the direct costs or revenues of enacting a bill. The Legislature uses them to balance the budget. They do not measure a bill's benefits or non-fiscal impacts like opportunity costs, wait times, or inconvenience. A fiscal explanation is not an appropriation. The Legislature decides appropriations separately.