

The House Committee on Land & Resource Management

89th Legislature

July 20, 2026

9:00 a.m.

E2.026

Pursuant to a notice posted on June 8, 2026, the House Committee on Land & Resource Management met in a public hearing and was called to order by the chair, Representative Gates, at 9:23 a.m.

The initial quorum call was answered as follows: Representatives Gates; Lalani; Alders; Hunter; and Virdell.

A quorum was present.

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The chair gave opening remarks.

The committee heard testimony relating to the monitoring and implementation of **House Bill 24 (89R)**, relating to procedures for changes to a zoning regulation or district boundary.

Testimony taken/registration recorded. (See attached witness list.)

The committee heard testimony relating to the monitoring and implementation of **Senate Bill 1567 (89R)**, relating to the authority of home-rule municipalities to regulate the occupancy of dwelling units.

Testimony taken/registration recorded. (See attached witness list.)

(Representative Lopez, Ray now present.)

Testimony taken/registration recorded. (See attached witness list.)

The committee heard testimony relating to the monitoring and implementation of **Senate Bill 15 (89R)**, relating to size and density requirements for residential lots in certain municipalities.

Testimony taken/registration recorded. (See attached witness list.)

The committee heard testimony relating to the monitoring and implementation of **Senate Bill 840 (89R)**, relating to certain municipal regulation of certain mixed-use and multifamily residential development projects and conversion of certain commercial buildings to mixed-use and multifamily residential occupancy.

Testimony taken/registration recorded. (See attached witness list.)

(Representative Morgan now present.)

Testimony taken/registration recorded. (See attached witness list.)

The committee heard testimony on the following interim charge: **Housing Affordability:**
Examine how the following factors may improve housing attainability and affordability:

Third-Party Review: Study methods to expedite the safe permitting of construction projects to increase housing supply. Review the ongoing implementation of recent legislation regarding the use of third-party reviews of plats and property development plans, permits, and similar documents, and the inspection of an improvement related to such a document. Examine methods that have proven successful in other states and recommend statutory changes to expedite the permitting of residential housing projects.

Testimony taken/registration recorded. (See attached witness list.)

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Fees: Examine the collection, use, and oversight of fees imposed by local governments, including impact fees, utility connection charges, permit and inspection fees, and drainage or stormwater fees. Evaluate whether sufficient financial transparency exists and if such fees are used in accordance with their legal authority.

Testimony taken/registration recorded. (See attached witness list.)

The committee stood at ease.

The committee was called to order by the chair.

Pre-Approval of Residential Building Plans: Examine the impacts and feasibility of allowing municipalities to establish processes for the pre-approval and repeated use of residential building plans, including the potential effects on housing supply, affordability, permitting timelines, and local administrative capacity.

Testimony taken/registration recorded. (See attached witness list.)

At 4:21 p.m., on the motion of the chair and without objection, the meeting was adjourned subject to the call of the chair.

Rep. Gates, Chair

Scarlett Smith, Clerk