

BROKER TOWN HALL

TUESDAY, NOV. 4 • 11:30 A.M.-1:30 P.M.

ECONOMIC, HOA, TRANSPORTATION & LEGAL UPDATES

- **Opening Business** – Claire Larson, Steven Bond, Stephanie Taylor
- **Dejan Eskic** – Kem C. Gardner Policy Institute
- **Erin Rider** – HOA Ombudsman Office
- **Lisa Zundel** – Utah Department of Transportation
- **Kreg Wagner** – Utah Association of REALTORS®



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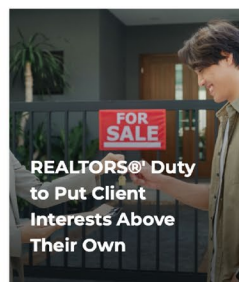
CONSUMER GUIDES



Consumer Guide to
Written Buyer
Agreements



Consumer Guide to
Open Houses and
Written
Agreements



REALTORS® Duty
to Put Client
Interests Above
Their Own



Consumer Guide:
What Veterans
Need To Know
about Buying a
Home



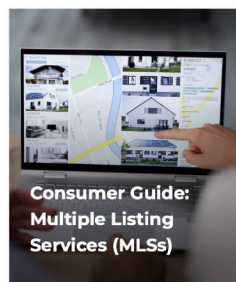
Consumer Guide:
Offers of
Compensation



Consumer Guide to
Negotiating
Written Buyer
Agreements



Consumer Guide:
Seller Concessions



Consumer Guide:
Multiple Listing
Services (MLSs)



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Understand Market Behavior
Research and Statistics

NAR produces and analyzes a wide range of real estate data that can help guide your business and your clients.

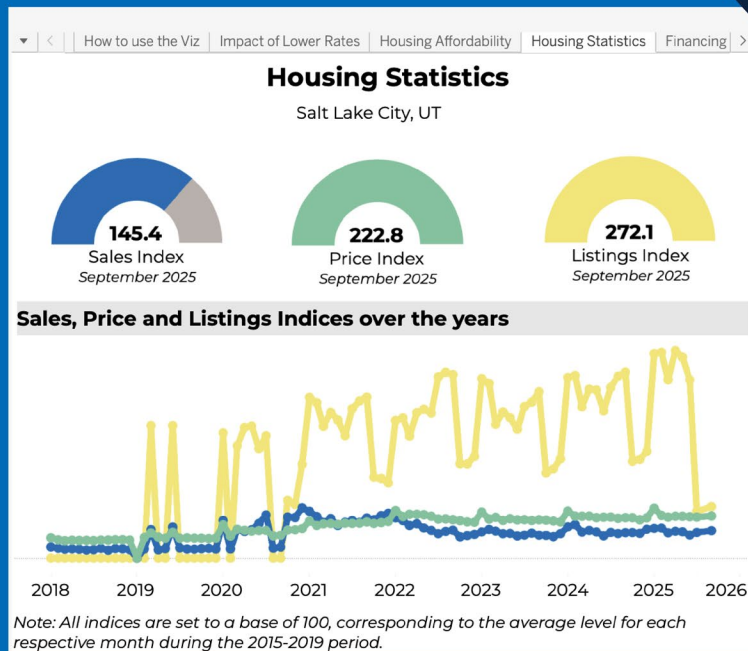
Housing Statistics State & Metro Area Data Research Reports Presentations Latest News

Latest Housing Indicators

Sales	Median Price	Housing Starts	New Home Sales
September	September	September	August

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Utah's Housing Market Update

Dejan Eskic

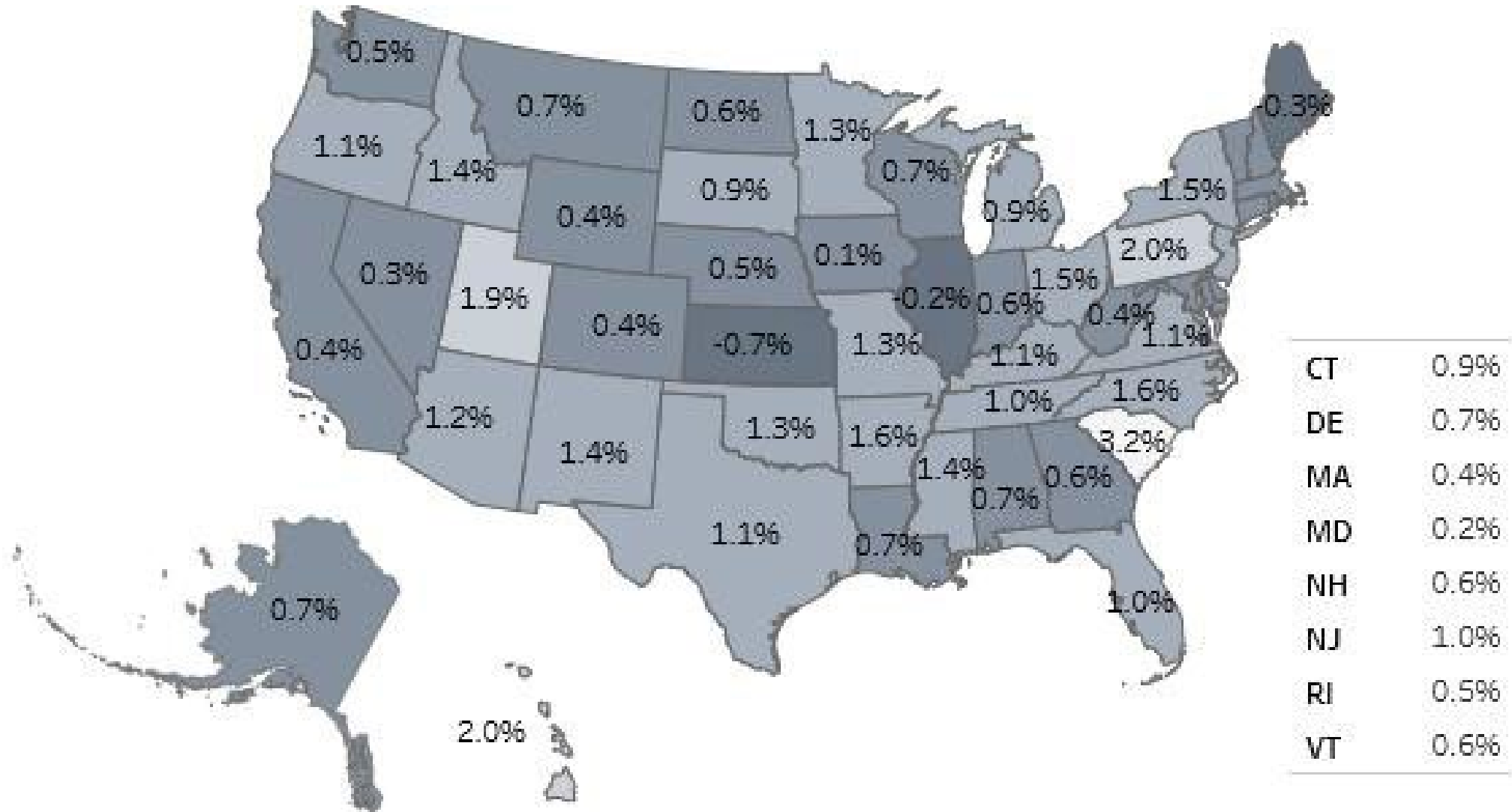
INFORMED DECISIONS™

Utah Breaks from US Trend Job

YoY % Chng. Aug 2025



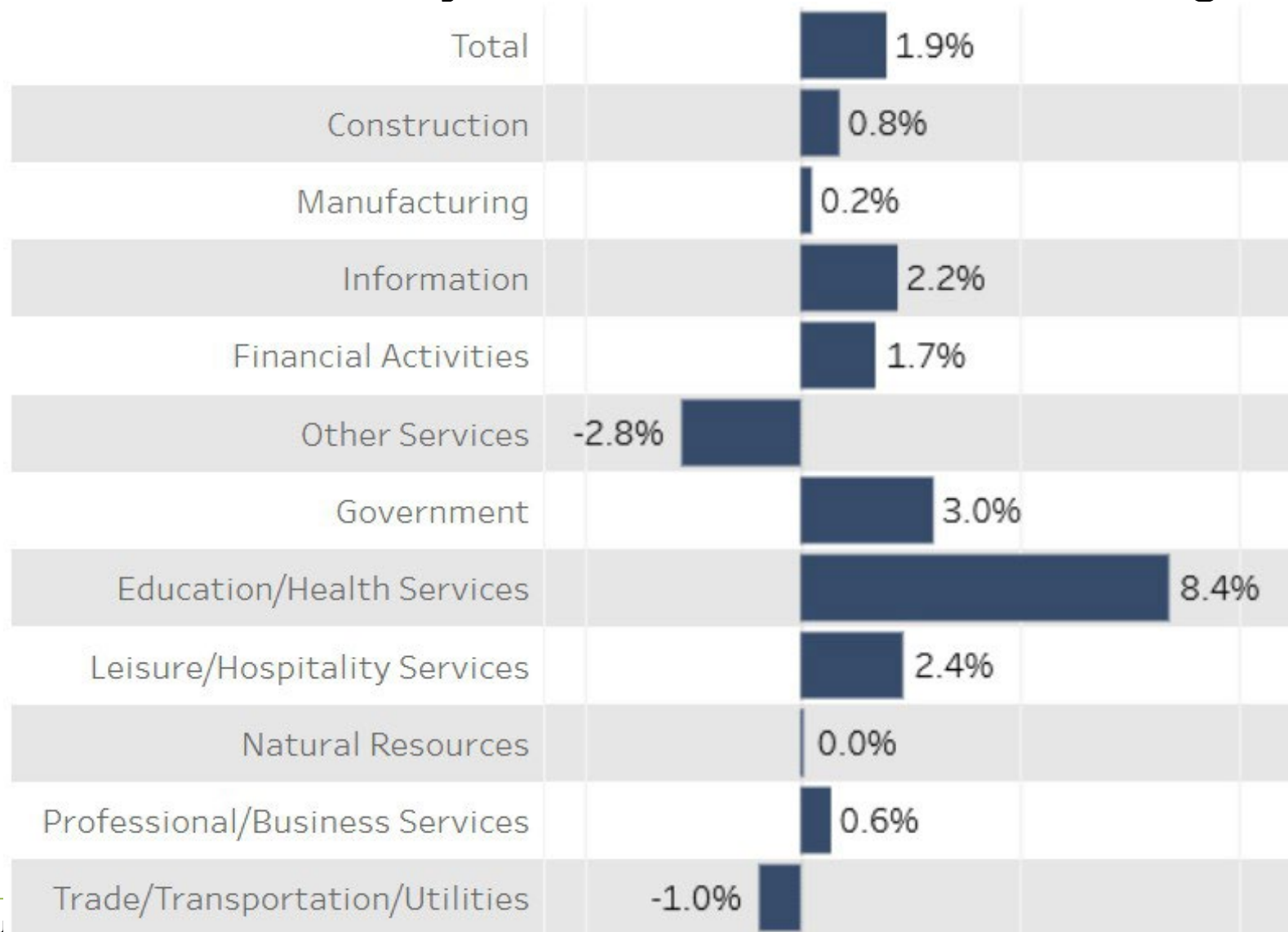
YoY % Job Change by State, Aug 2025



Source: BLS

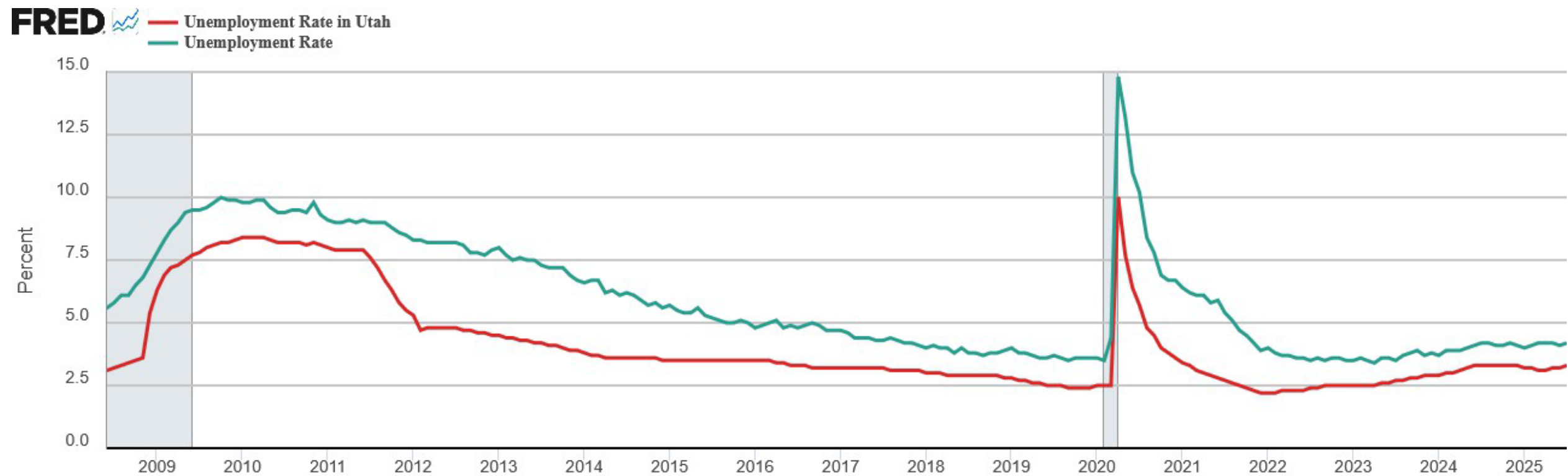
Ed & Health Leading Job Growth, Construction Slowing

Utah Nonfarm Industry Year-Over Job Growth, August 2025



Unemployment Rate

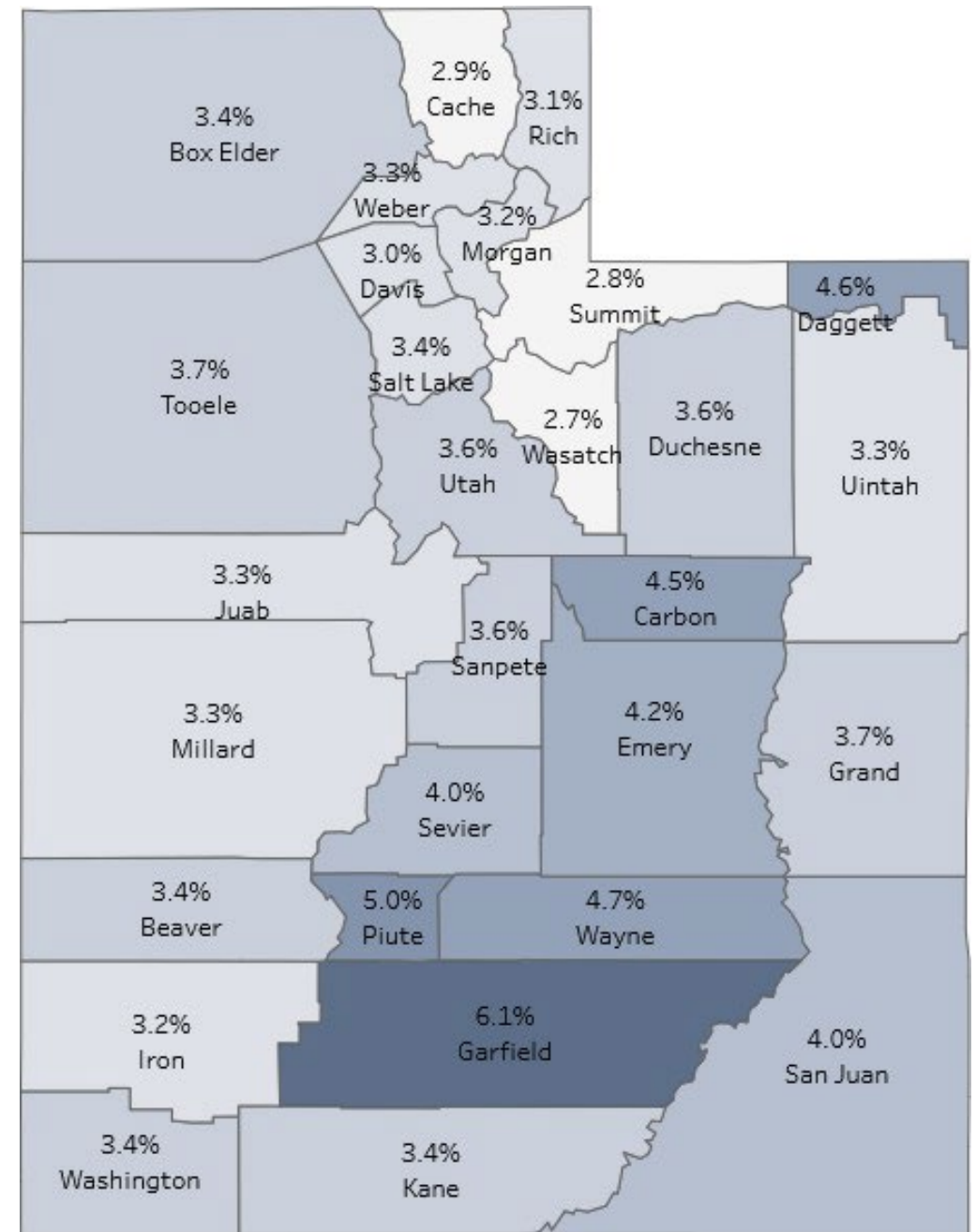
Utah 3.3%, US 4.3%



Source: U.S. Bureau of Labor Statistics via FRED®
Shaded areas indicate U.S. recessions.

fred.stlouisfed.org

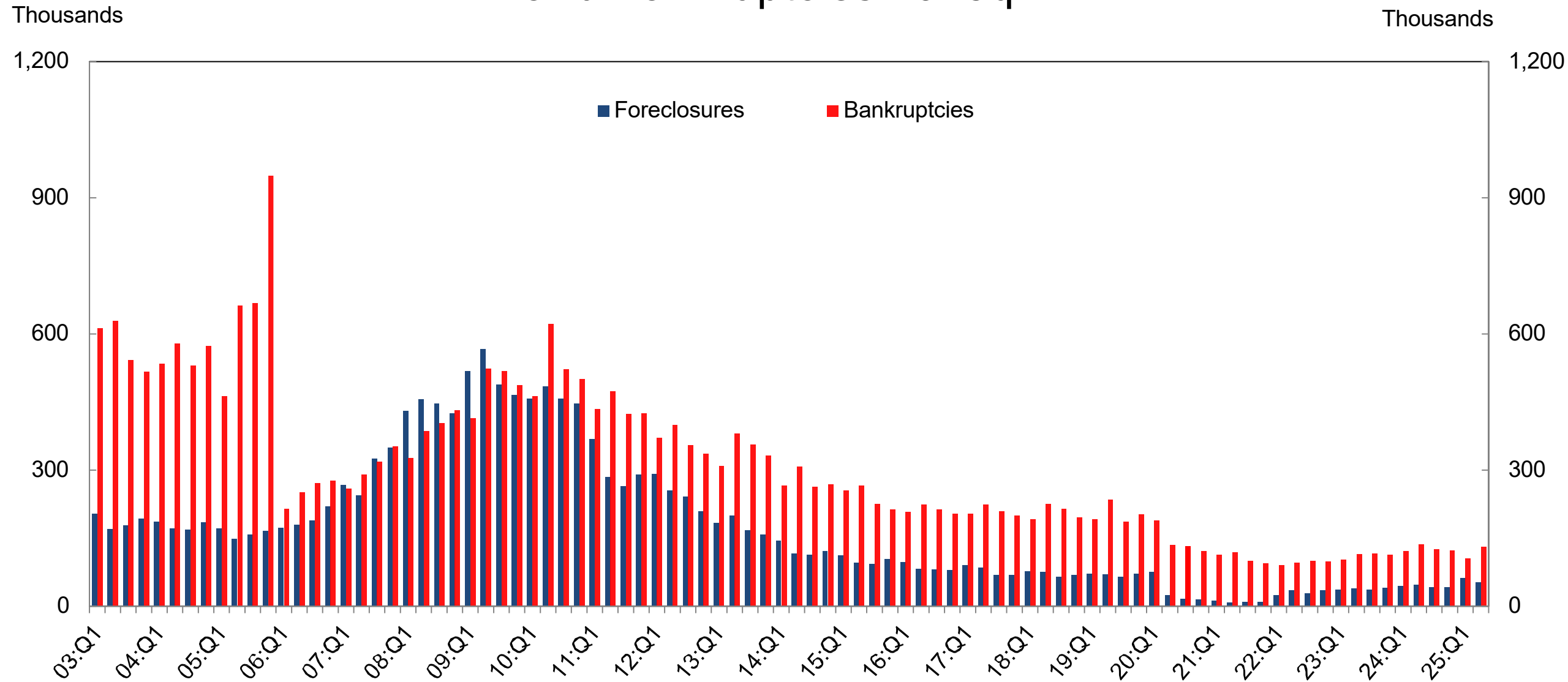
By County, Unemployment Rate, Aug 2025



NAHB Builder Confidence Down

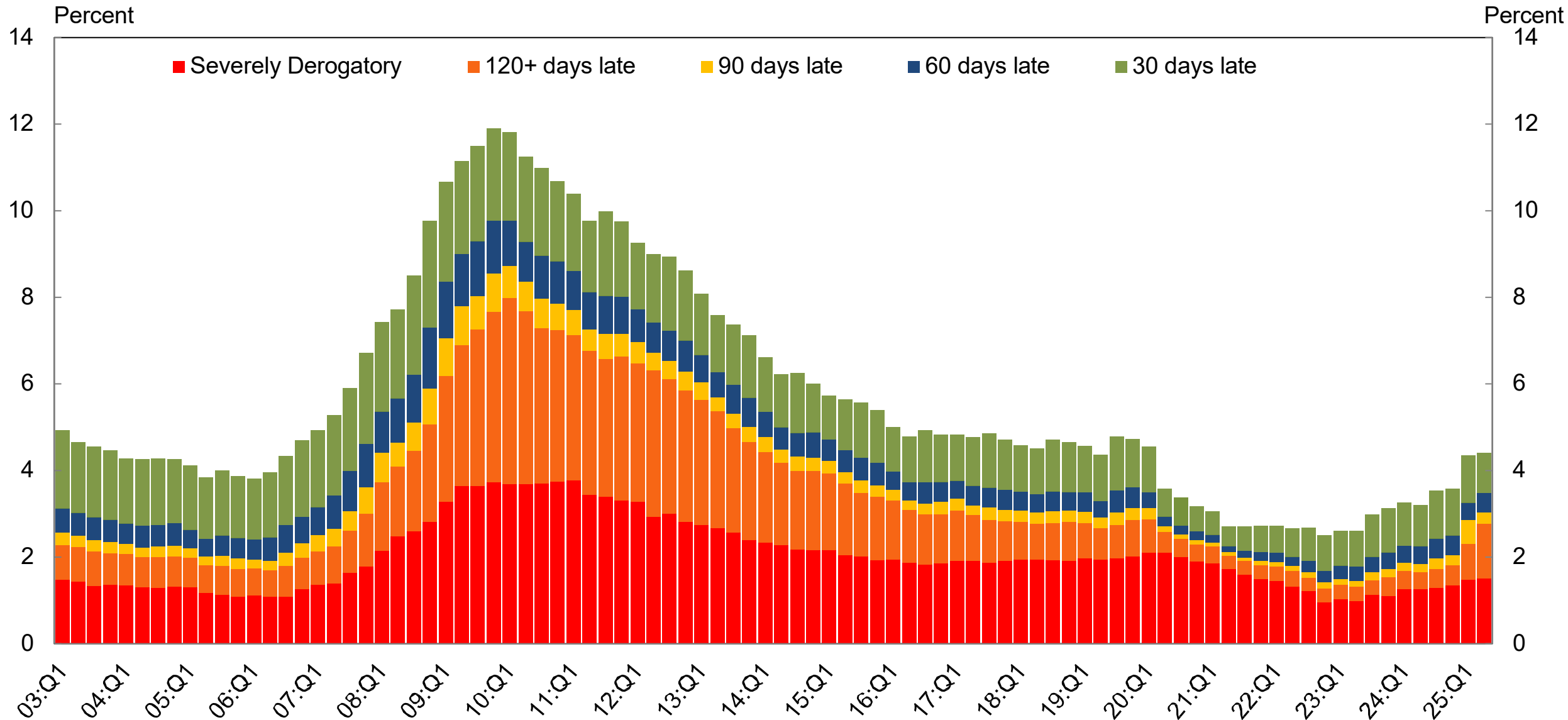


Number of Consumers with New Foreclosures and Bankruptcies 2025q2



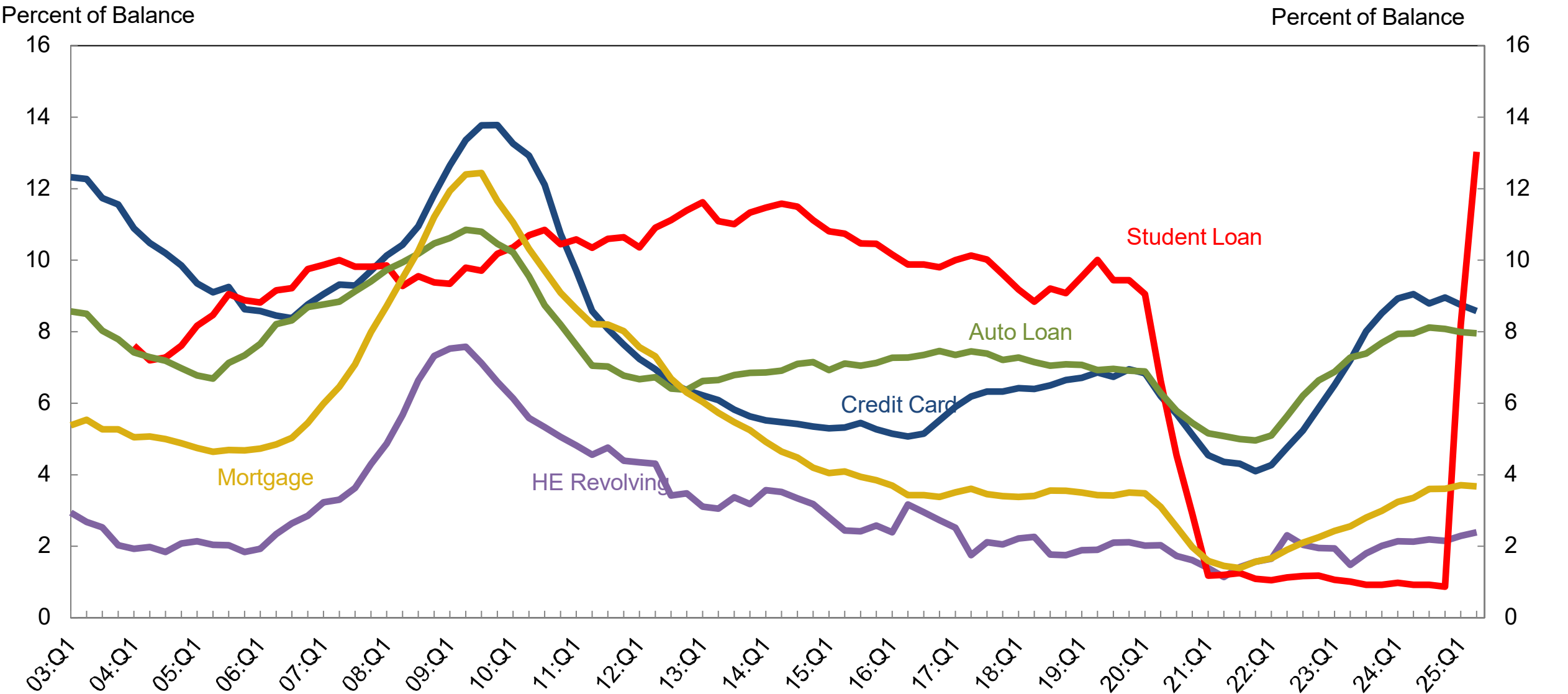
Source: New York Fed Consumer Credit Panel/Equifax

Total Balance by Delinquency Status 2025Q2



Source: New York Fed Consumer Credit Panel/Equifax

Transition into Delinquency (30+) by Loan Type

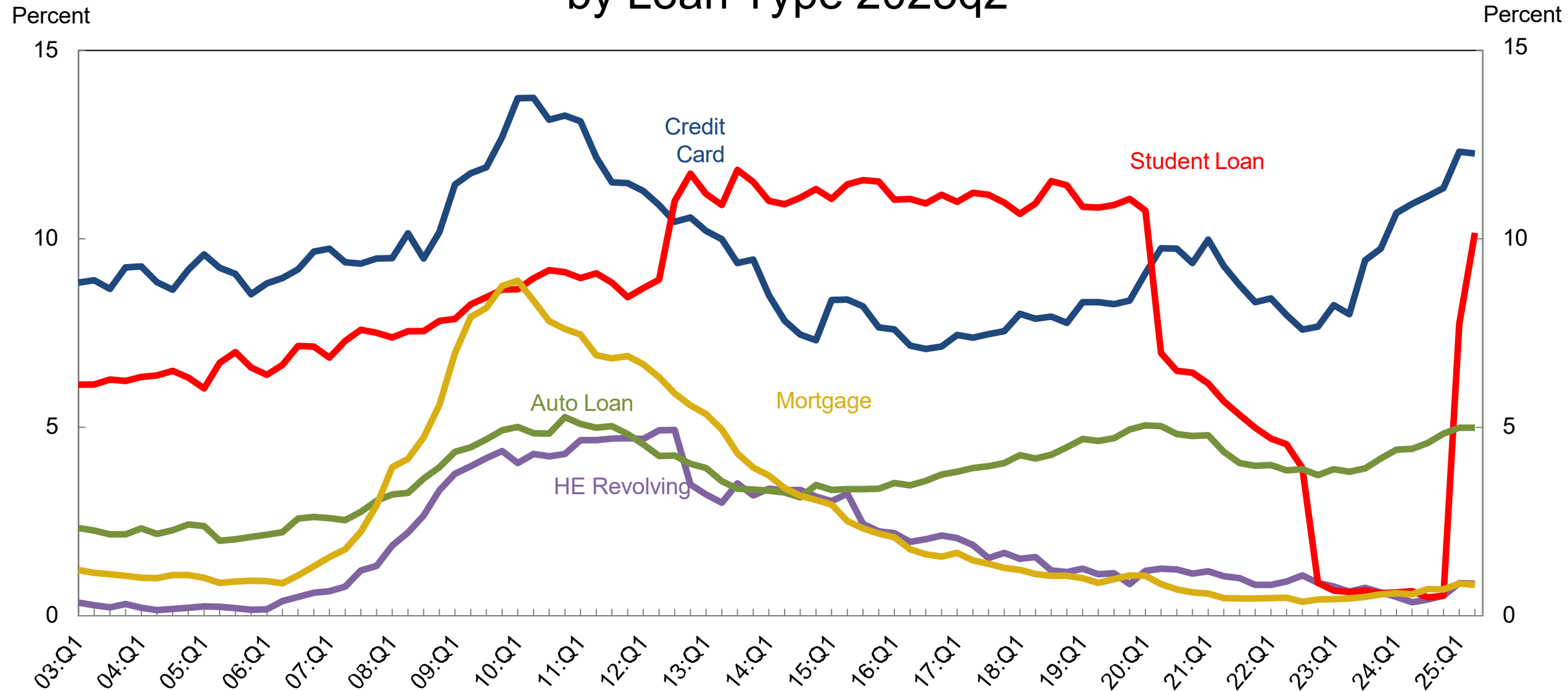


Note: 4 Quarter Moving Sum

Source: New York Fed Consumer Credit Panel/Equifax

Student loan data are not reported prior to 2004 due to uneven reporting

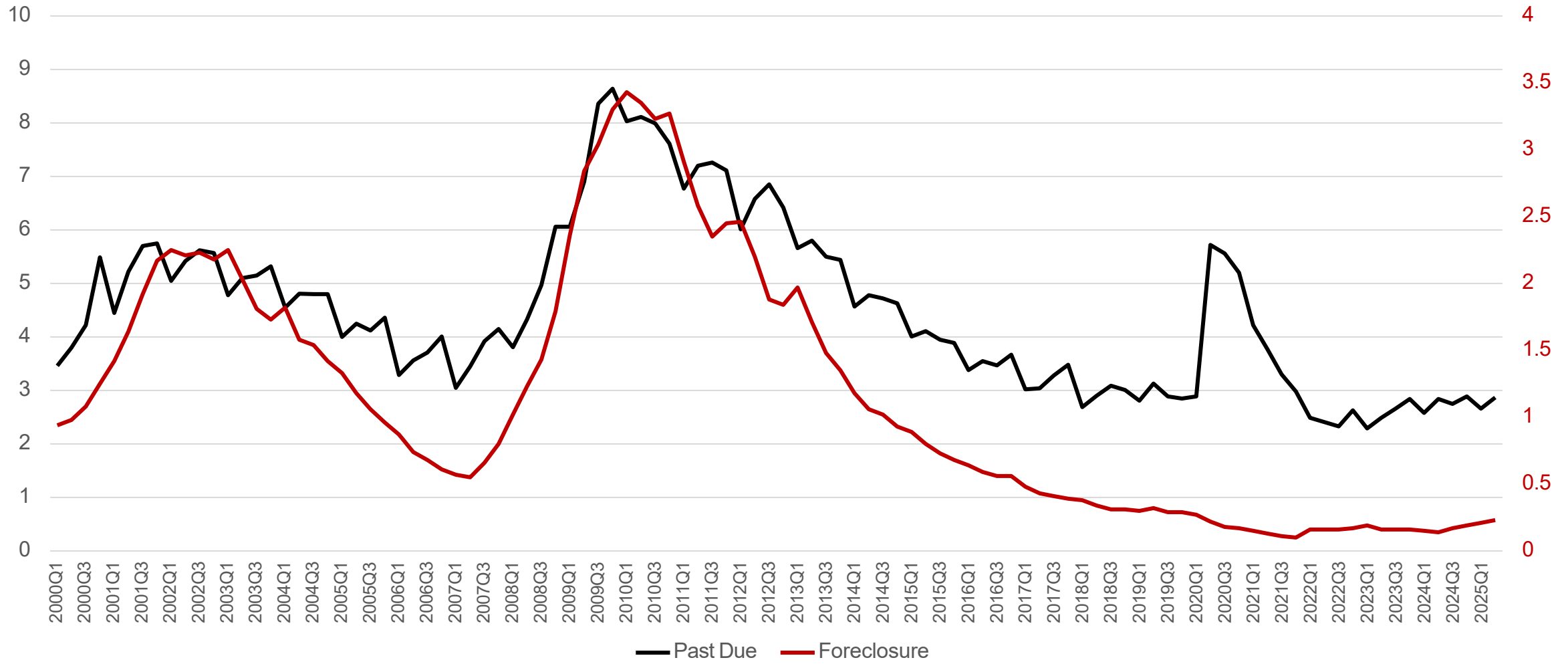
Percent of Balance 90+ Days Delinquent by Loan Type 2025q2



Source: New York Fed Consumer Credit Panel/Equifax

All Quiet on the Western Front

Utah Housing Foreclosure and Delinquencies – '25q2



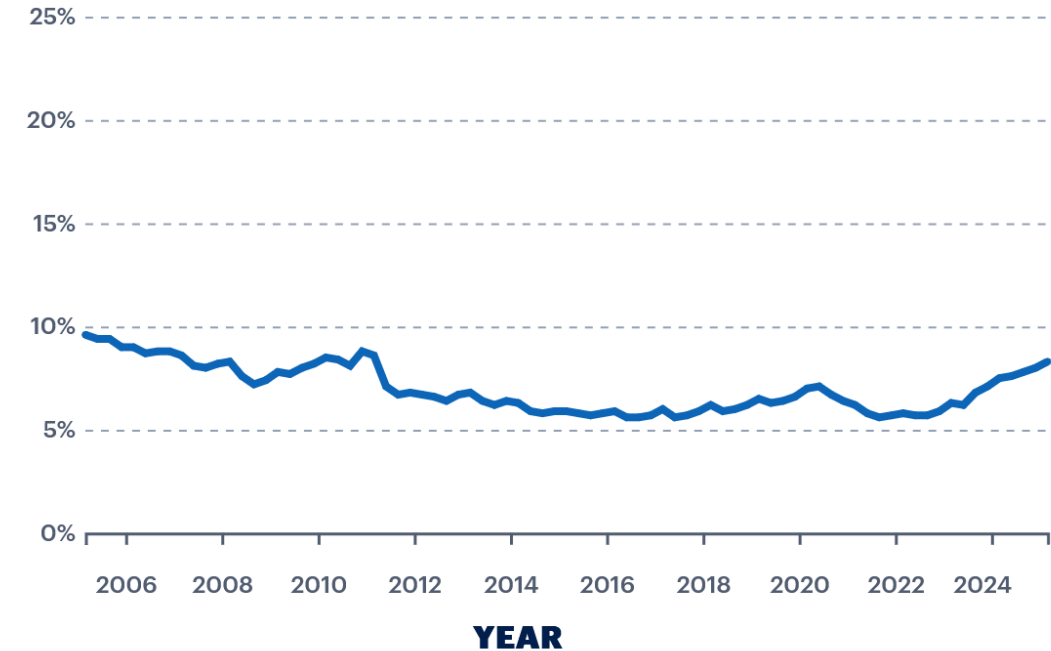
Source: MBA

Percentage of Student Loan Borrowers with Severely Delinquent Debt

Percentage of Credit Card Borrowers with Severely Delinquent Debt

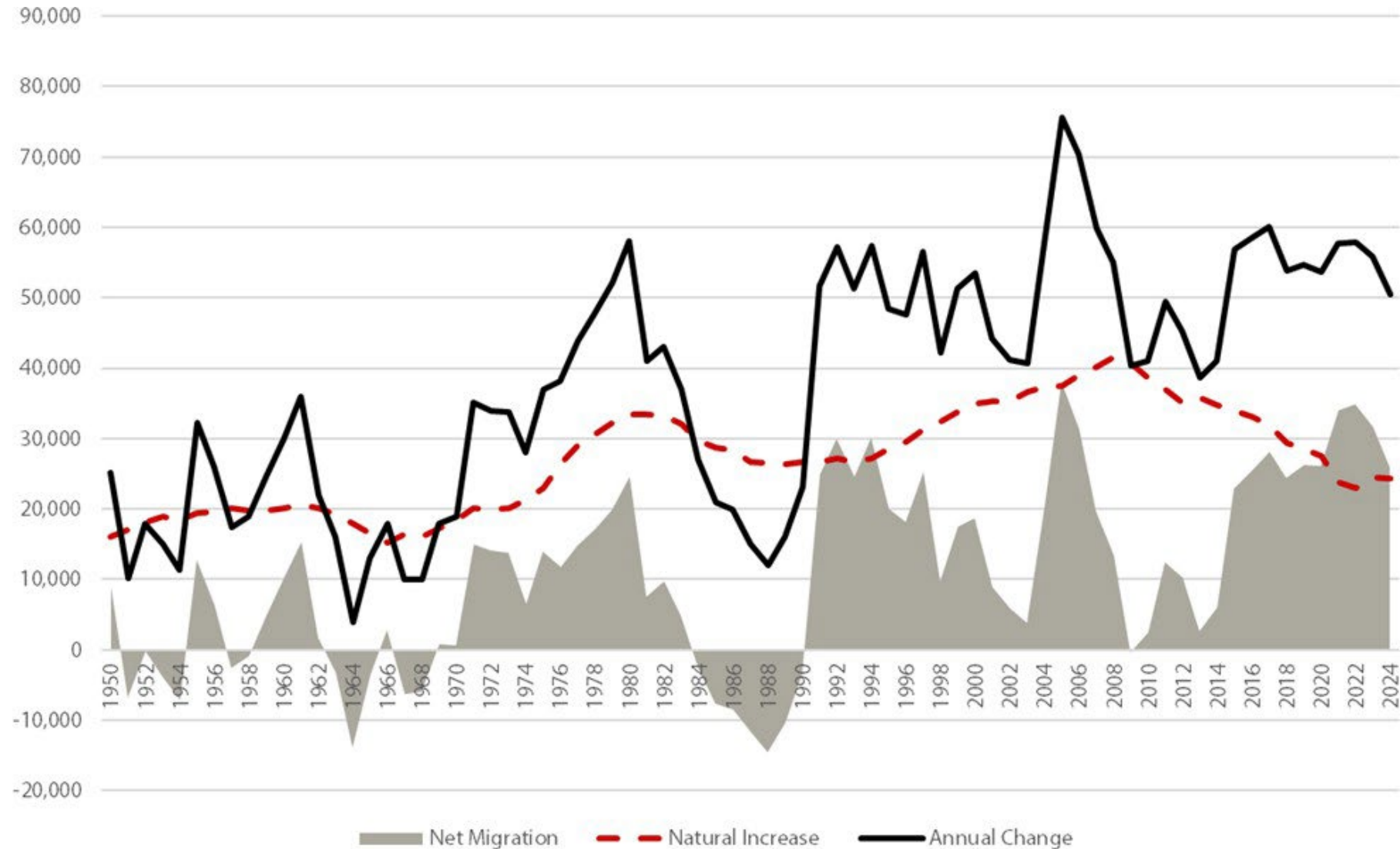
PERCENT (%)

PERCENT (%)



Sources: Federal Reserve Bank of New York Consumer Credit Panel/Equifax Data and Federal Financial Institutions Examination Council Census Flat File, accessed via the Consumer Credit Explorer on 11/3/2025.

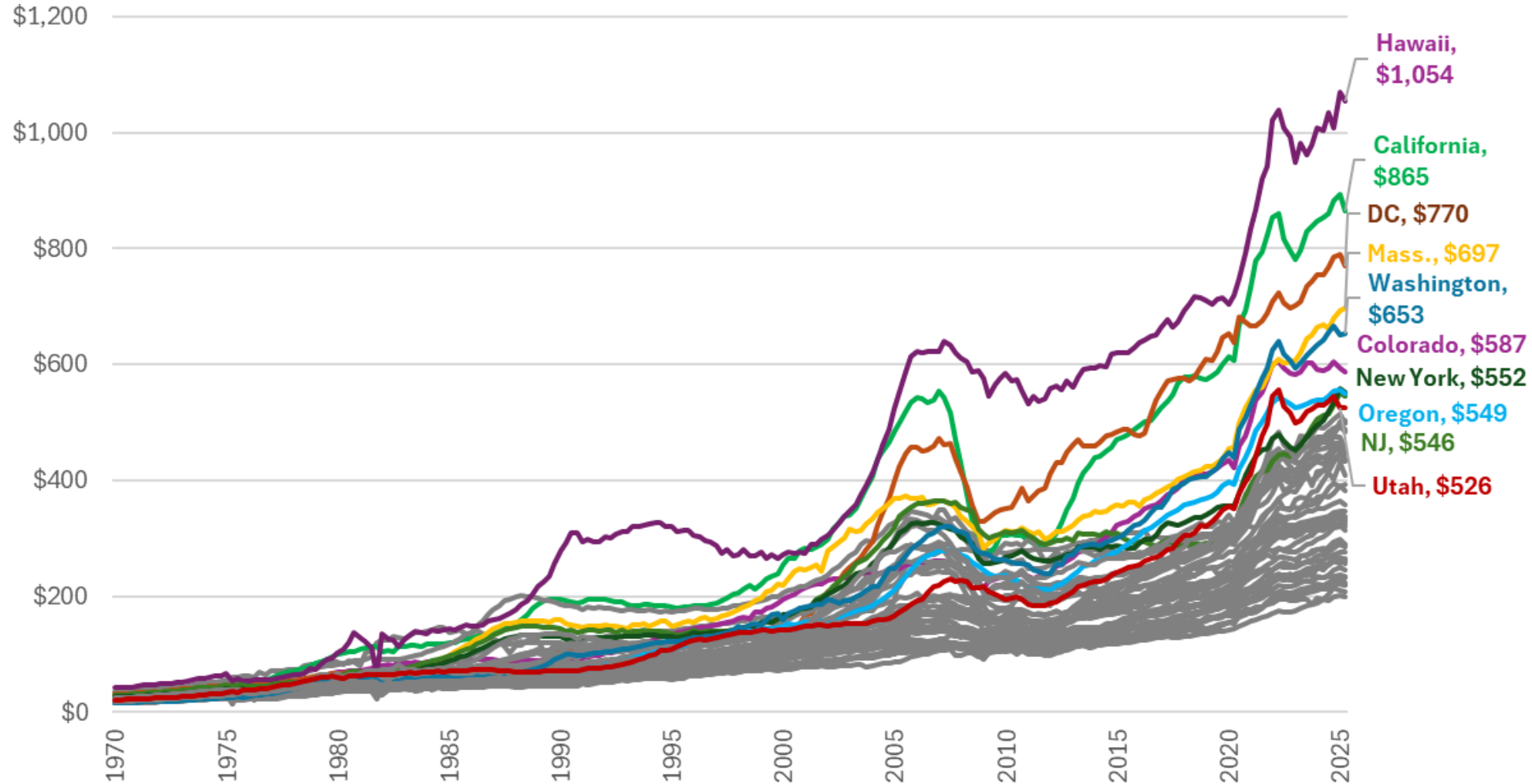
Growth: Utah's Constant Companion



Source: Kem C. Gardner Policy Institute

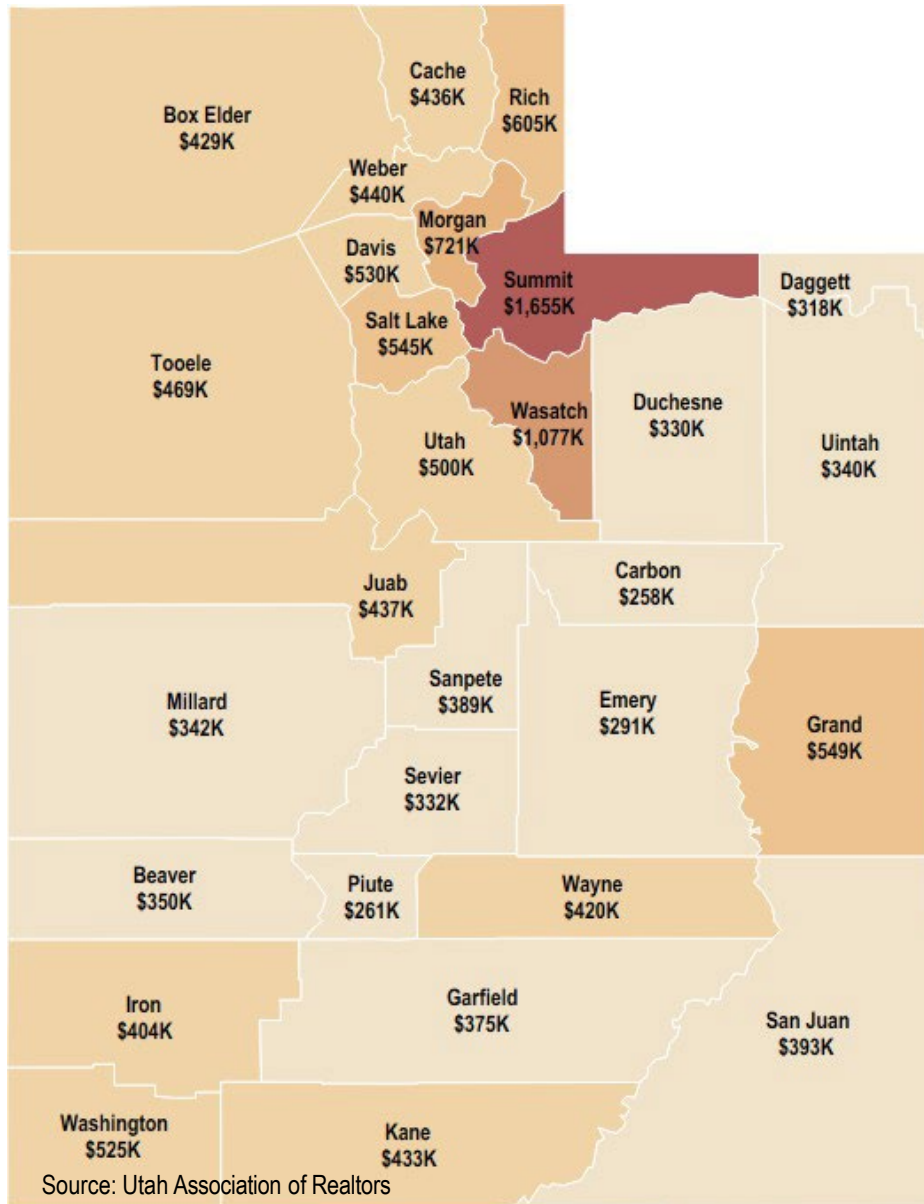
Utah Ranks 10th in Median Sales Price of SF Homes

Quarterly Median Sales Price of Single-Family Homes 1970-2025 Q2

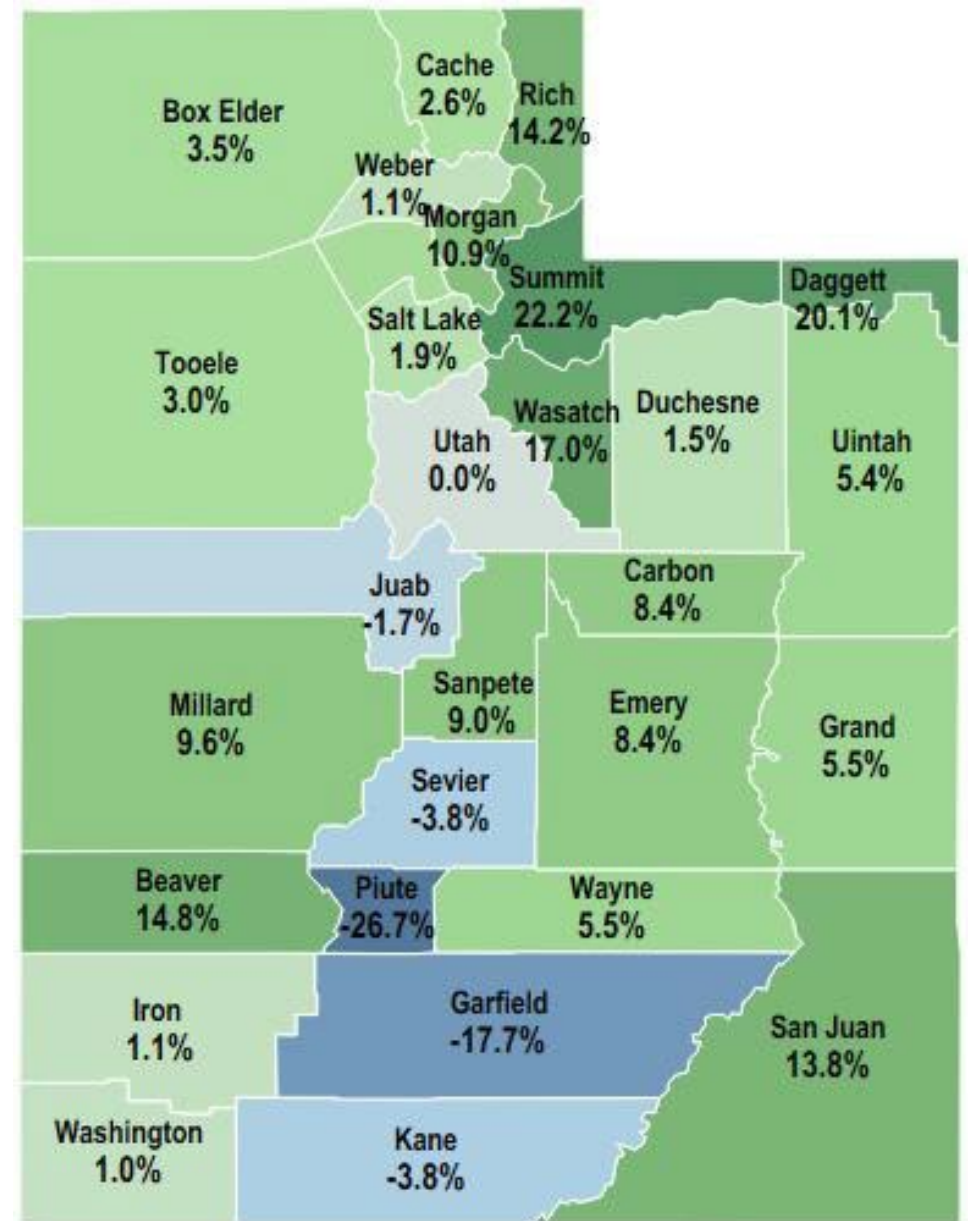


Source: National Association of Realtors

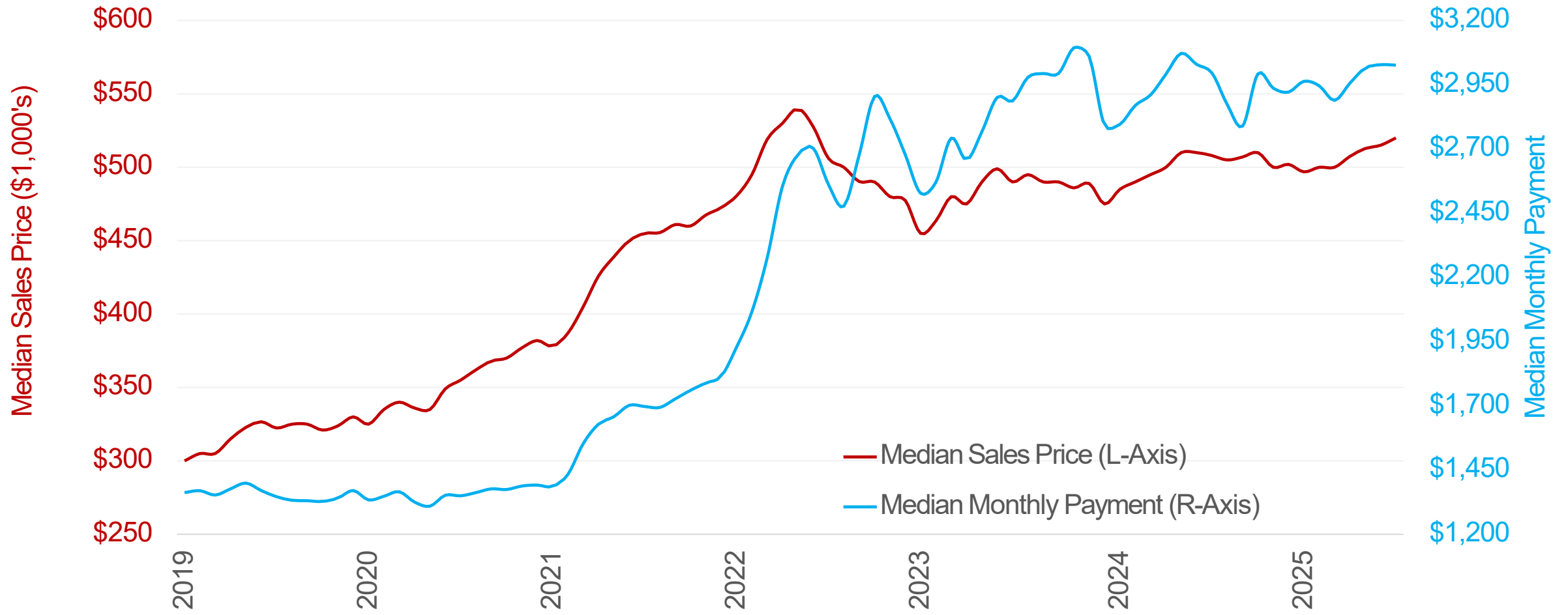
Median Sales Price , YTD Sept 2025



YoY % Chng, YTD Sept 2025

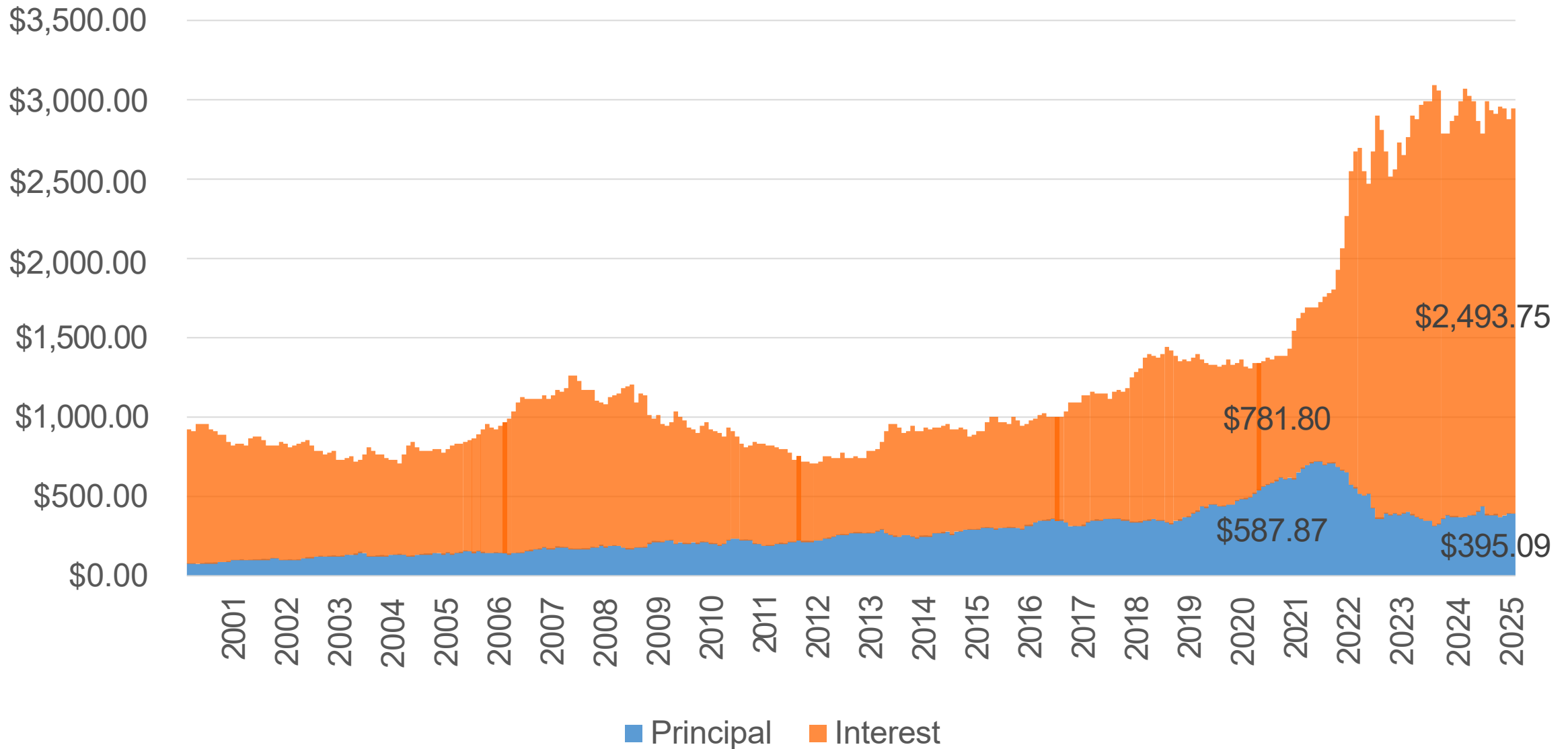


Median Sales Price & Monthly Payment (Jan 19 – July 25)



Source: Kem C. Gardner Analysis of UtahRealEstate.

Interest Rates Eat up Monthly PMT



Source: Kem C. Gardner Policy Institute

What's to come?



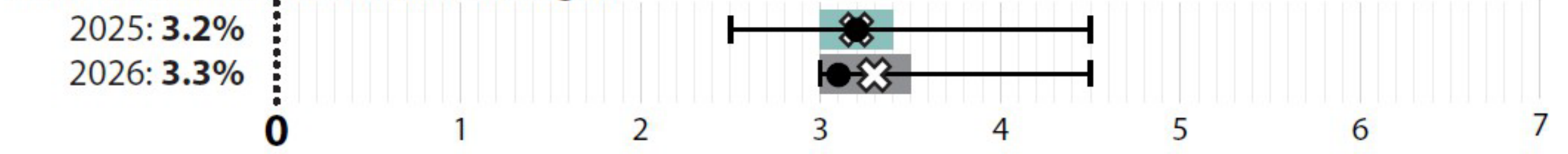
From Stability to Unpredictability

- Utah has a lot of momentum:
 - Downtown transformation (NBA/Hockey, Power District, Temple Square)
 - 2034 Olympics
- Uncertainty:
 - Trade policy
 - Inflation pressure
 - Weakening labor market
 - Immigration policy

Utah Average Annual Pay (% Change)



Utah Total Taxable Sales (% Change)



Utah Average Home Prices (% Change)



Central Tendency
(Middle 50% of Projections)

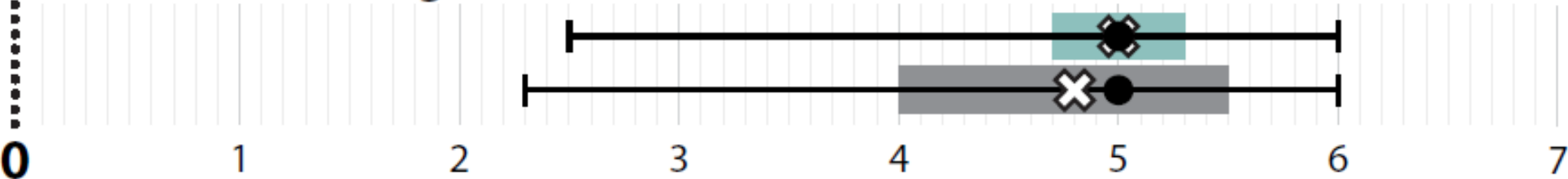
Council Point Forecast

June 2025 Point Forecast

Range of Point Projections

Utah Total Personal Income (% Change)

2025: 5.0%
2026: 4.8%



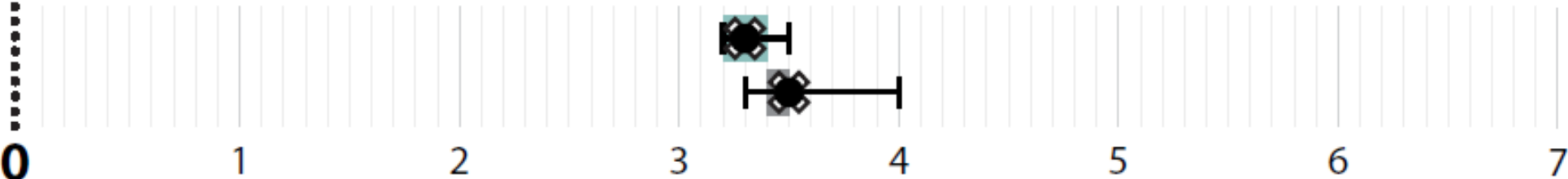
Utah Population (% Change)

2025: 1.3%
2026: 1.3%



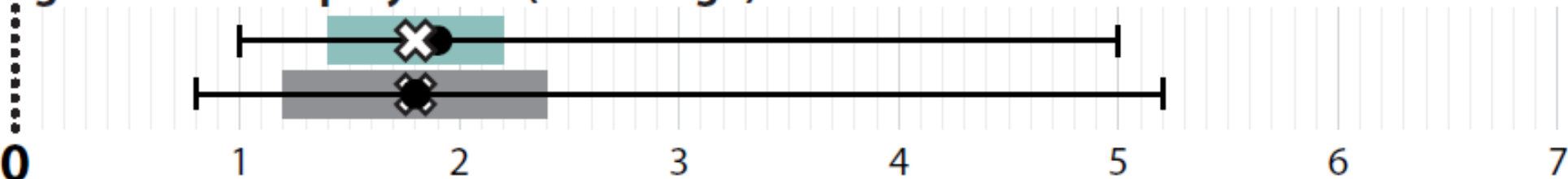
Utah Unemployment Rate

2025: 3.3%
2026: 3.5%



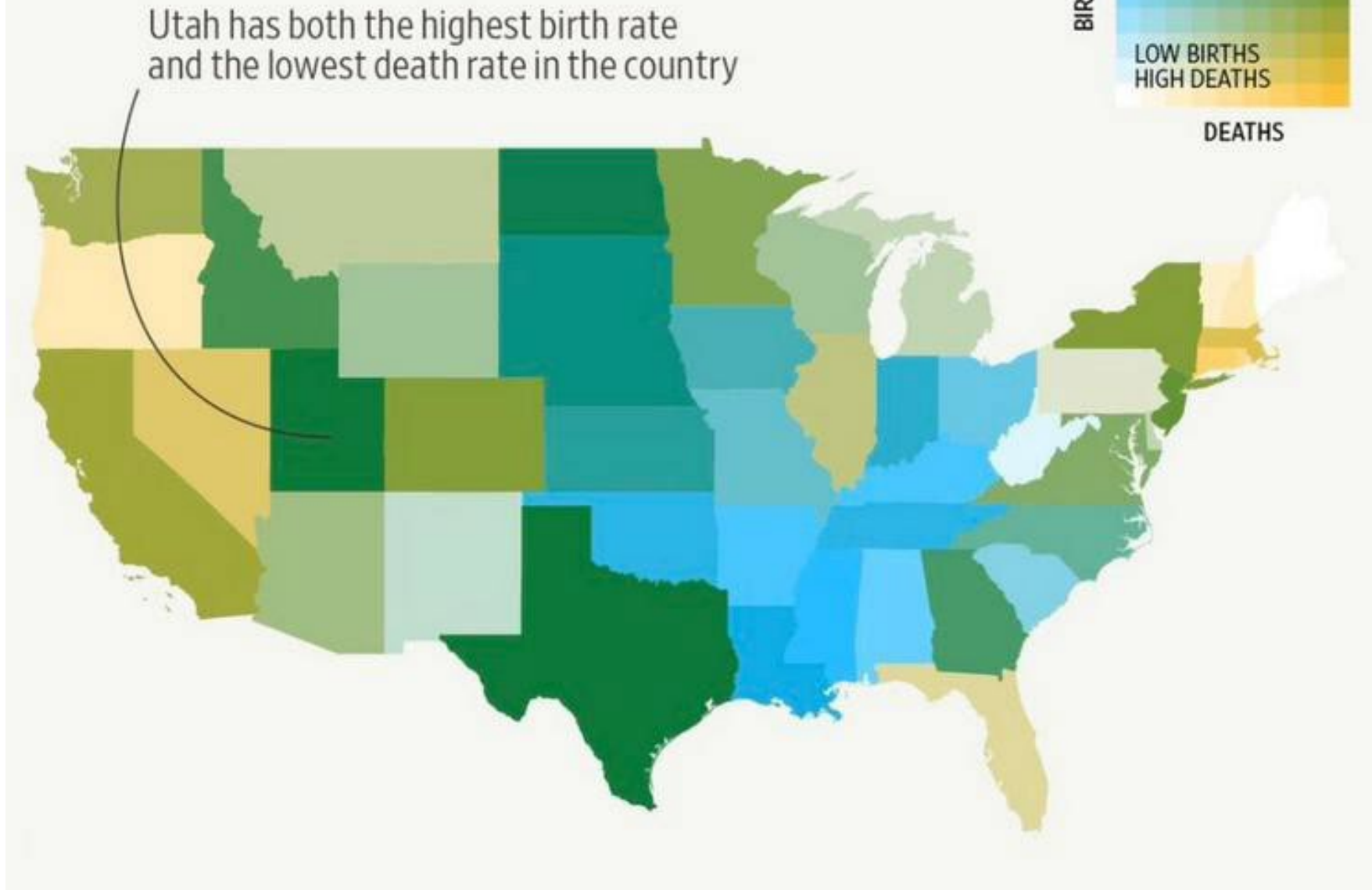
Utah Total Non-Agricultural Employment (% Change)

2025: 1.8%
2026: 1.8%

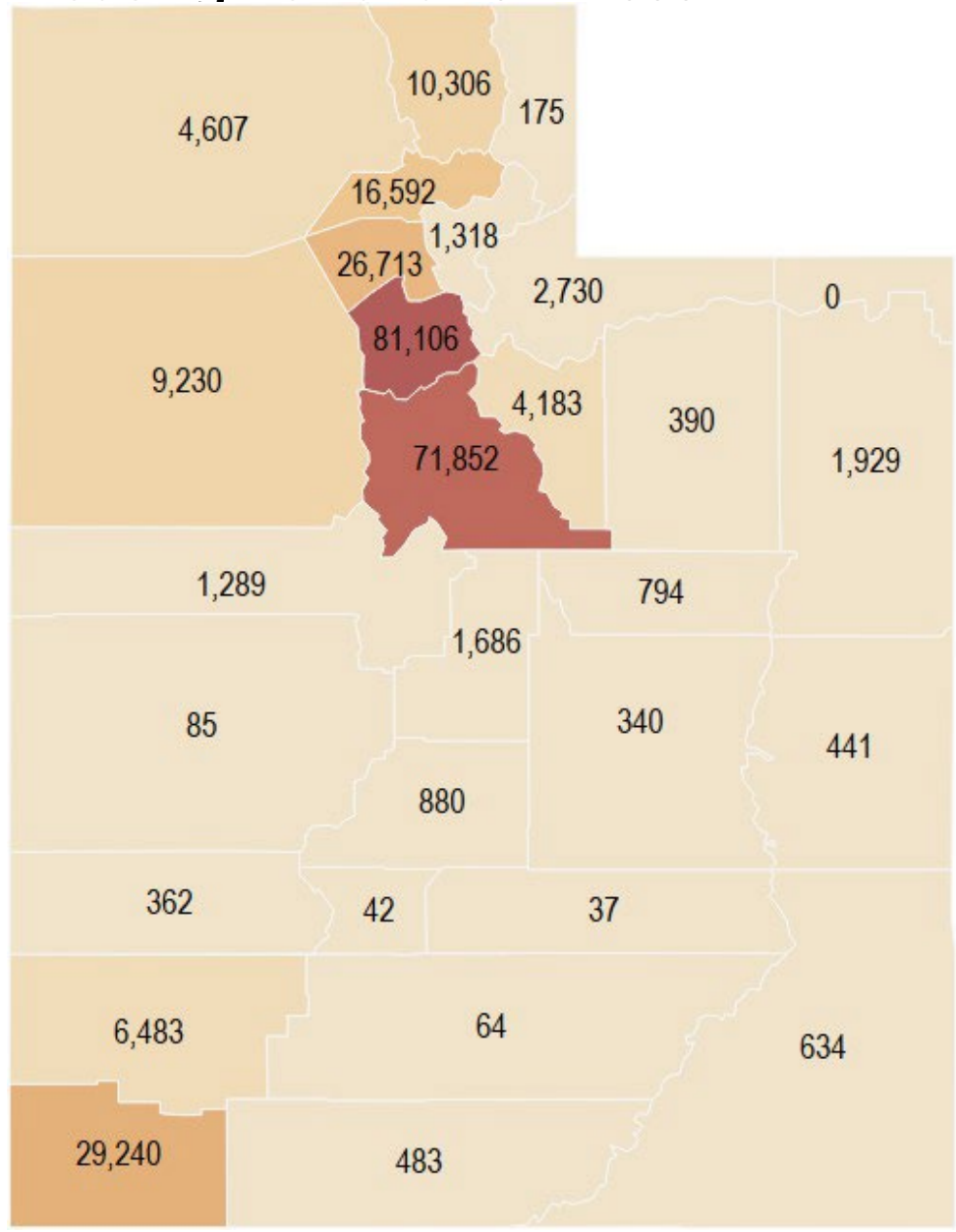
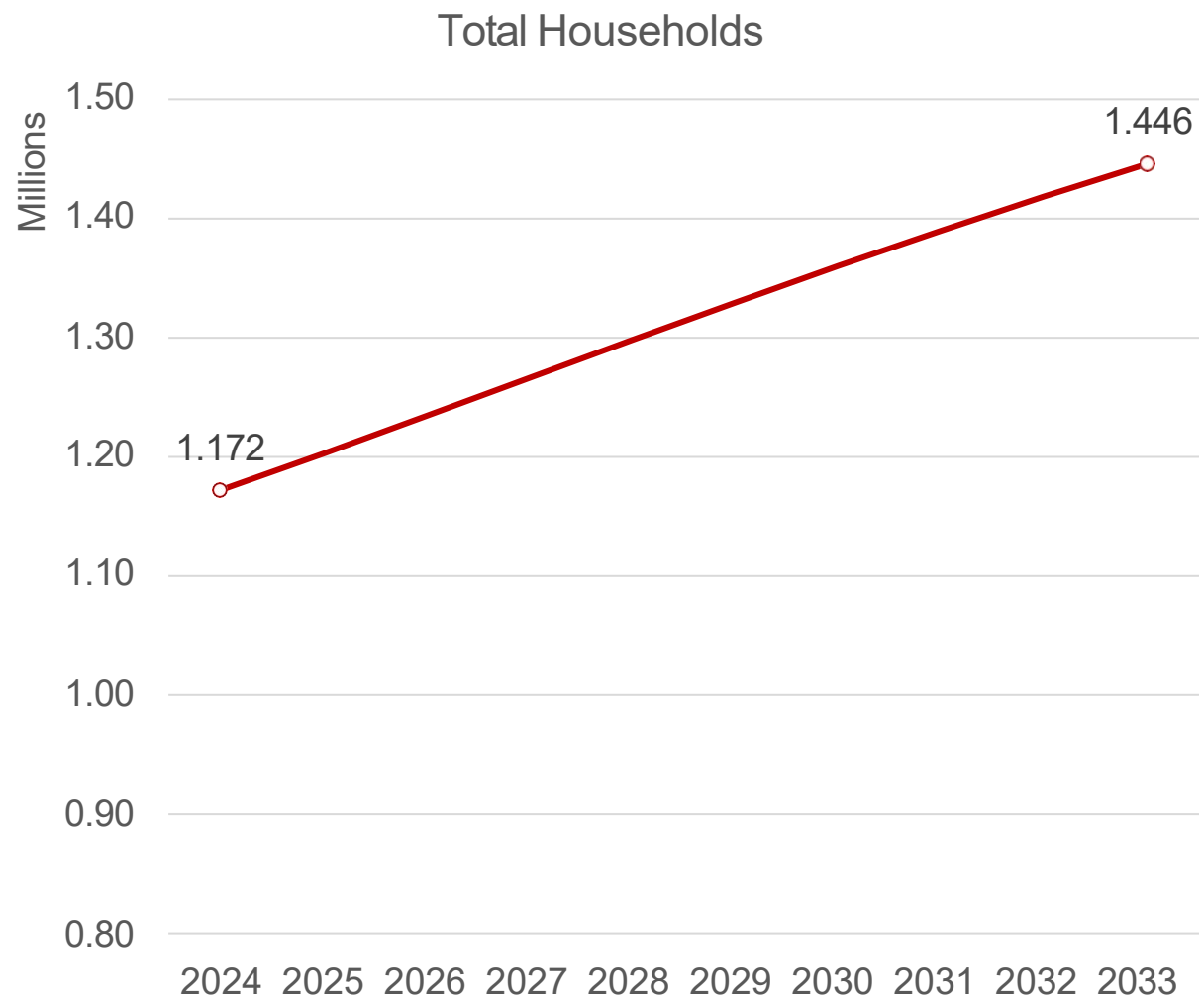


Green is good

Births and deaths as proportion of 2024 population by state



Housing Demand 2024-2033



Source: Kem C. Gardner Policy Institute



October 23, 2025

3 Main Responsibilities:

1. HOA Registry

2. Advisory Opinions

3. Education & Resources

Registry

Registry Requirements

- Everyone must register
- Annual renewal required
- \$90 registration/renewal fee
- 90 days to update (No charge for regular update)
- No registration → no liens

New Registry for All HOA's



ASSOCIATION NAME	CITY, COUNTY
Daybreak Carriage Home Condominiums Owners Association Inc	South Jordan, Salt Lake County
Daybreak Community Association Inc.	South Jordan, Salt Lake County
Daybreak Creekside Townhome Association INC	South Jordan, Salt Lake County
Daybreak Highland Park Village Townhome Association INC	South Jordan, Salt Lake County
Daybreak Lake Village Condominium Owners Association Inc	South Jordan, Salt Lake County
Daybreak Lake Village Townhomes Association INC	South Jordan, Salt Lake County
Daybreak South Station Townhome Owners Association Inc.	South Jordan, Salt Lake County
Daybreak Village Association Inc	South Jordan, Salt Lake County



Daybreak Creekside Townhome Association INC

[« Back to Results](#)

Registration #: 14246816-HOA1
Registration Type: HOA Registration
Status: **Active**
Expires: 09/30/2026
NOTE: This HOA is subject to a Master HOA.

Location:
South Jordan, Salt Lake County

Contact Info:
11248 S Kee Rd Ste 201
South Jordan, UT 84009

HOA President

Cathy Escareno
(801) 254-8062
fpettley@ccmcnet.com
11248 S Kestrel Rise Road Suite 201
South Jordan, UT 84009

HOA Community Manager

Frankie Pettley
(801) 254-8062
fpettley@ccmcnet.com
11248 S Kestrel Rise Road Suite 201
South Jordan, UT 84009

Payoff Contact

Dana Gonzalez
(833) 301-4538
resaledisclosureteam@ccmcnet.com
8360 E Via De Ventura STE L100
Scottsdale, AZ 85258

Board Members

Alayne Merritt
(801) 254-8062
11248 S Kestrel Rise Road Suite 201
South Jordan, UT 84009

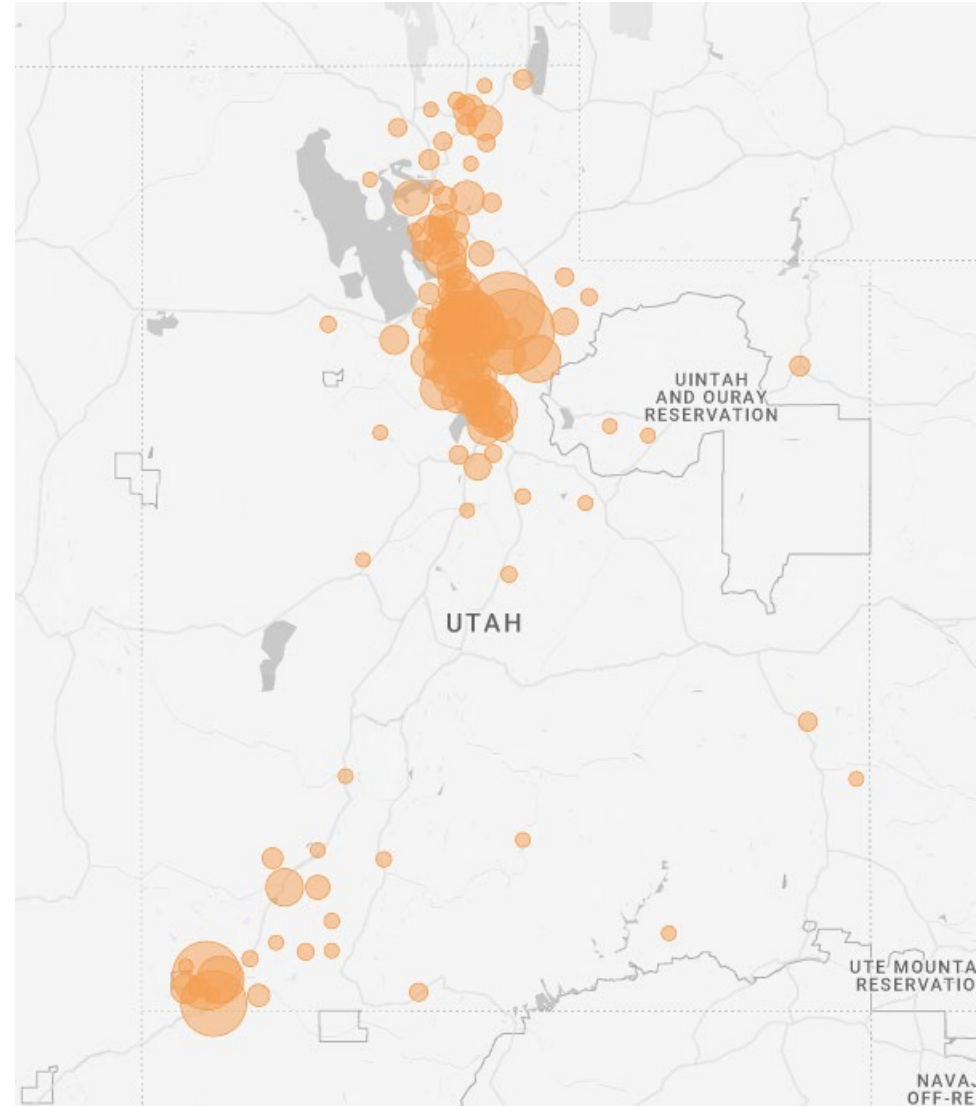
Kalend Gardner
(801) 254-8062
11248 Kestrel Rise Road Suite 201
South Jordan, UT 84009

Stephanie LaCount
(801) 254-8062
11248 Kestrel Rise Road Suite 201
South Jordan, UT 84009

Amy Merrill
(801) 254-8062
11248 Kestrel Rise Road Suite 201
South Jordan, UT 84009

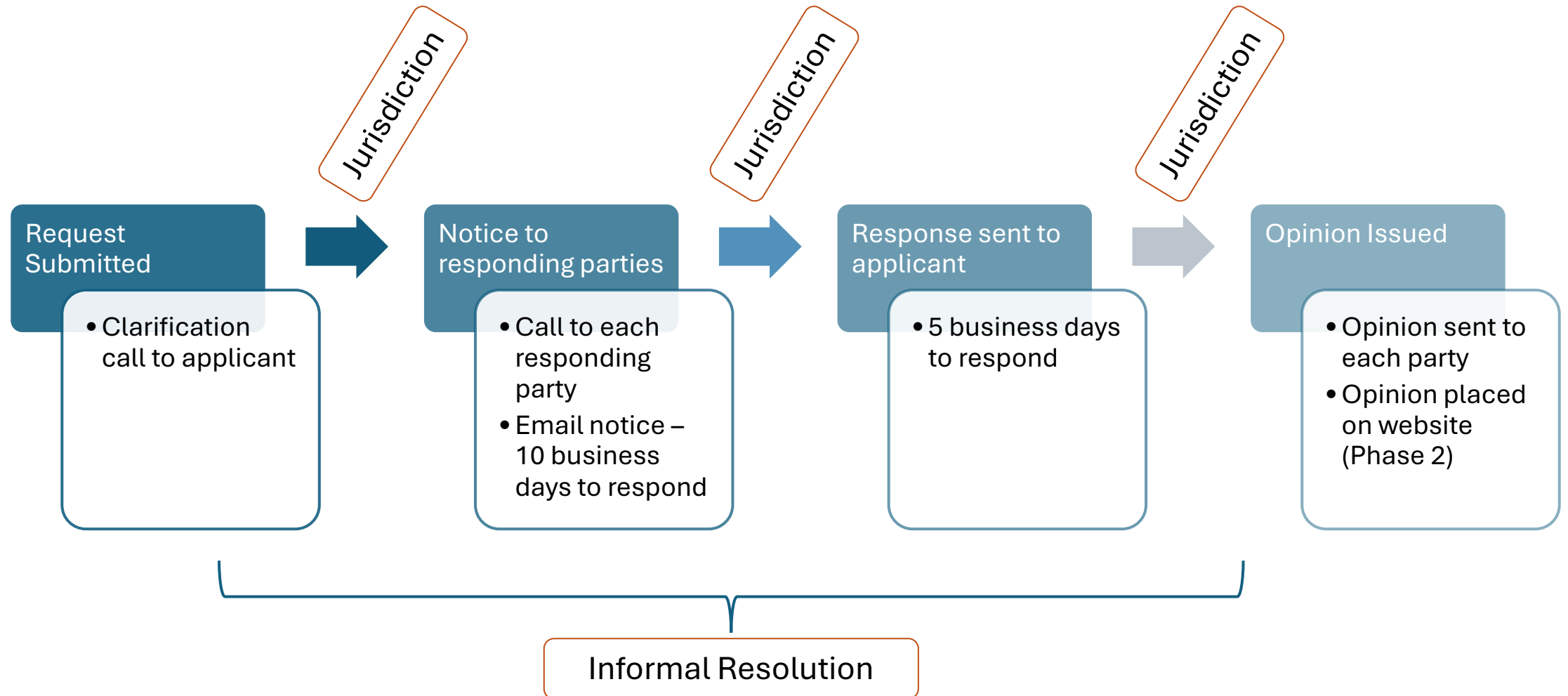
Registry Data

- Total registrations: 3364
 - Total Master HOA's: 367
 - Total Sub-HOA's: 2997
- Top 10 cities:
 - Salt Lake City: 236
 - Park City: 197
 - Saint George: 159
 - Provo: 118
 - Orem: 79



Advisory Opinions

Opinion Process



Most Common Issues

- Compliance with / enforcement of governing documents
- Fees and assessments
- Common areas & amenities
- Records request
- Access to governing documents
- Compliance with / enforcement of rules and regulations
- Board
- Rule adoption
- Special assessments
- Maintenance and repair of units/lots or common areas

Education and Training

A thick, hand-drawn style orange line that underlines the text "Education and Training". It starts under the 'E' and ends under the 'g', following the width of the text.

Resources in Development

- Things we're thinking about
 - Know before you buy
 - Rights and responsibilities
 - How to create or dissolve an HOA
 - Brief overview of state law
 - Etc.
- What would you like to see?

Name

Email Address (optional)

Phone Number

City

Type of Group

Desired Topics to be Covered

Comments (optional)

Submit

2025 Legislative Changes

A thick, hand-drawn style orange line underlining the text.

Transfer Fees vs. Reinvestment Fees

- Transfer fee – only for expenses related to the transfer
- Reinvestment fee – must be dedicated to benefiting the common areas
- To impose a reinvestment fee:
 - Must be in the declaration or a recorded covenant
 - At least a majority of members must approve
 - Must not exceed 0.5% of the value of the property, unless it's part of a large master planned development

Things to Think About

- Home inspections on common areas?
- Ask for docs early
- You buy the whole community
- Financial health impacts lending and marketability
- HOA Community Managers

Office Contact Info

- Erin Rider, Director
 - Phone: 801-530-6655
 - Email: erider@utah.gov
- Office Info:
 - Hours: 8 am – 5 pm
 - Phone: 801-530-6670
 - Email: hoaoffice@utah.gov
 - Website: <https://commerce.utah.gov/hoa/>



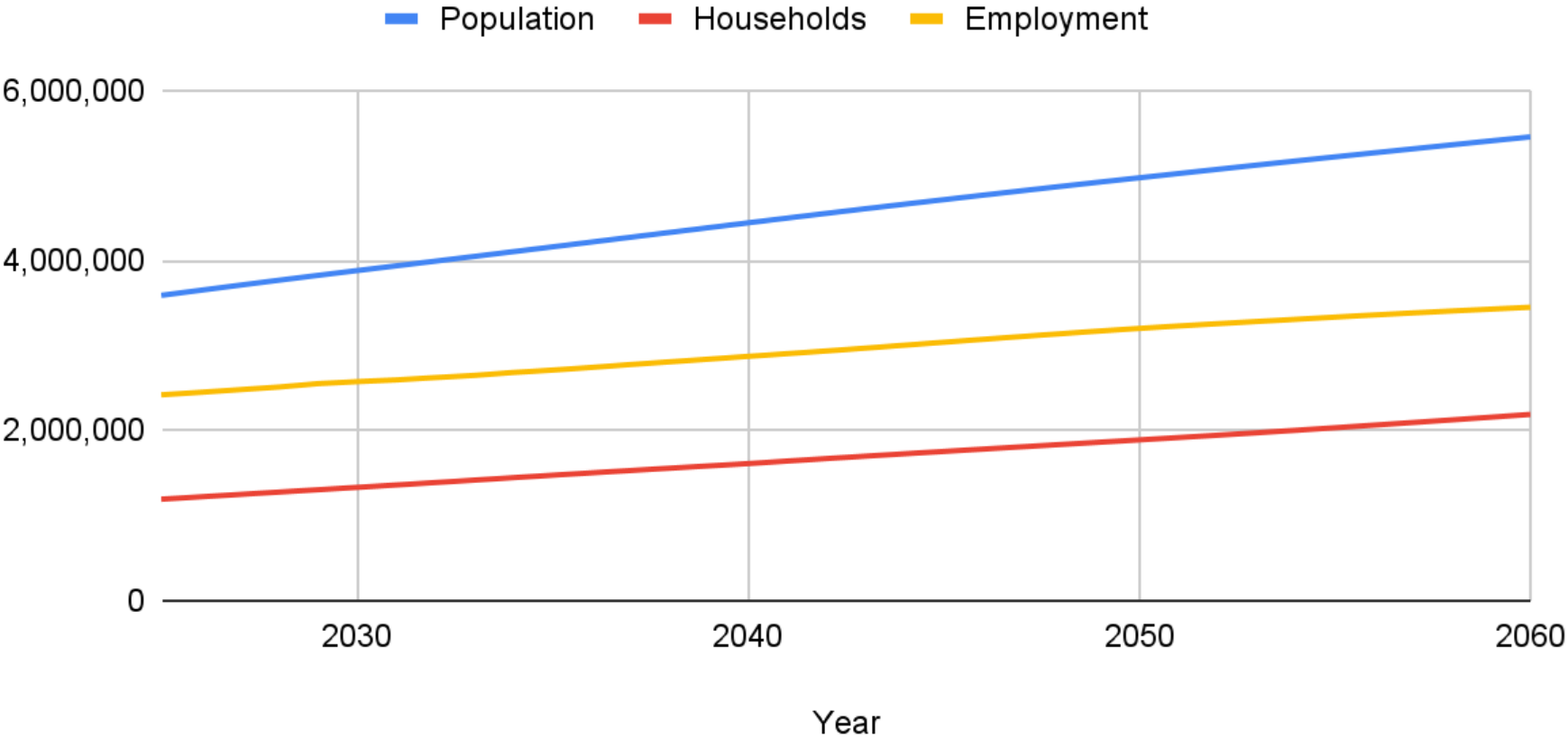
Utah's Growth & Transportation

November 4, 2025

Lisa Zundel, P.E.
Deputy Director, UDOT Region Two
Utah Department of Transportation

Utah's Challenge: Growth

Statewide Population, Households and Employment (2025-2060)



ENHANCE QUALITY OF LIFE THROUGH TRANSPORTATION

Quality of Life Framework



Better Mobility



Good Health

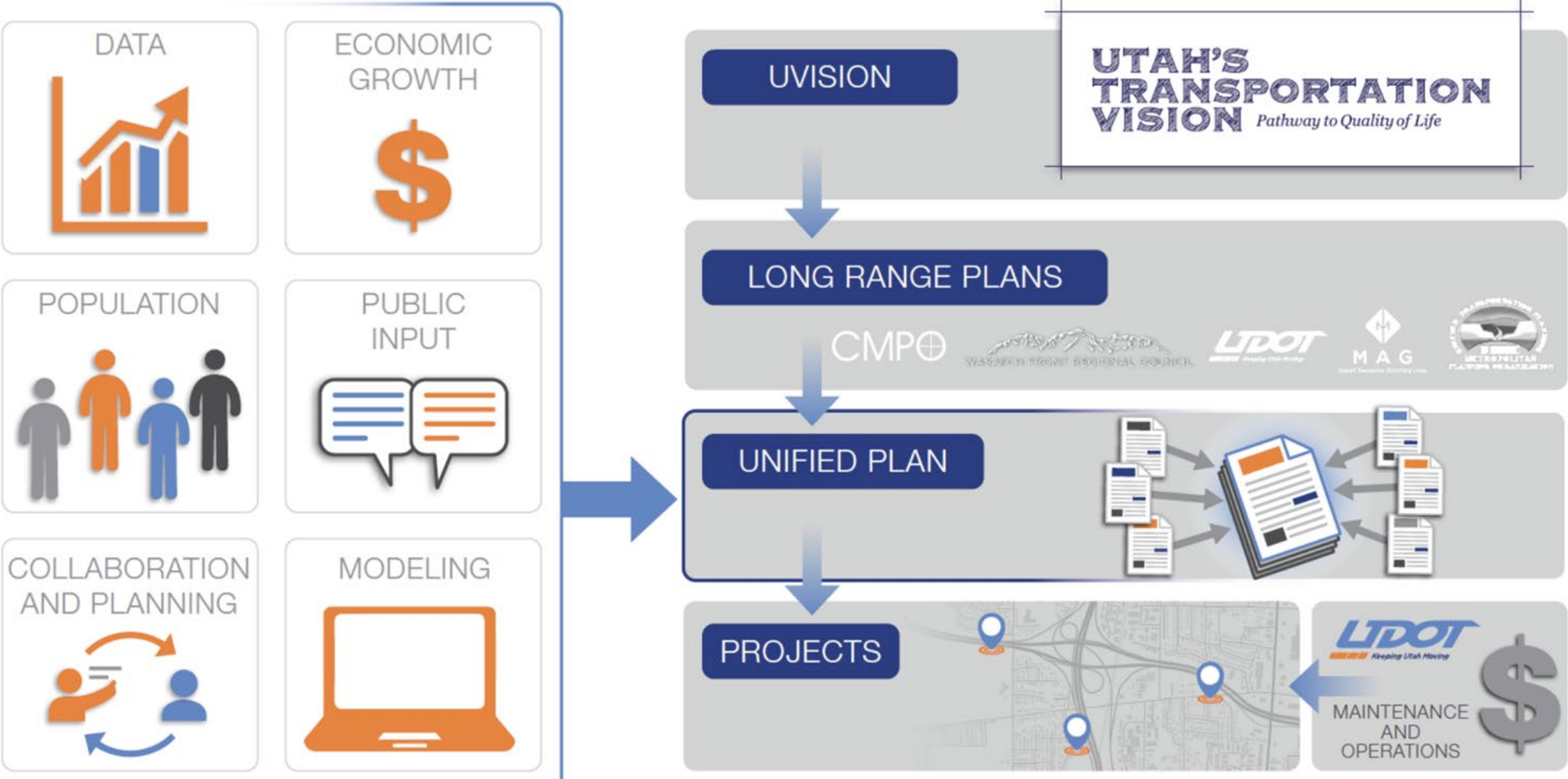


Connected Communities

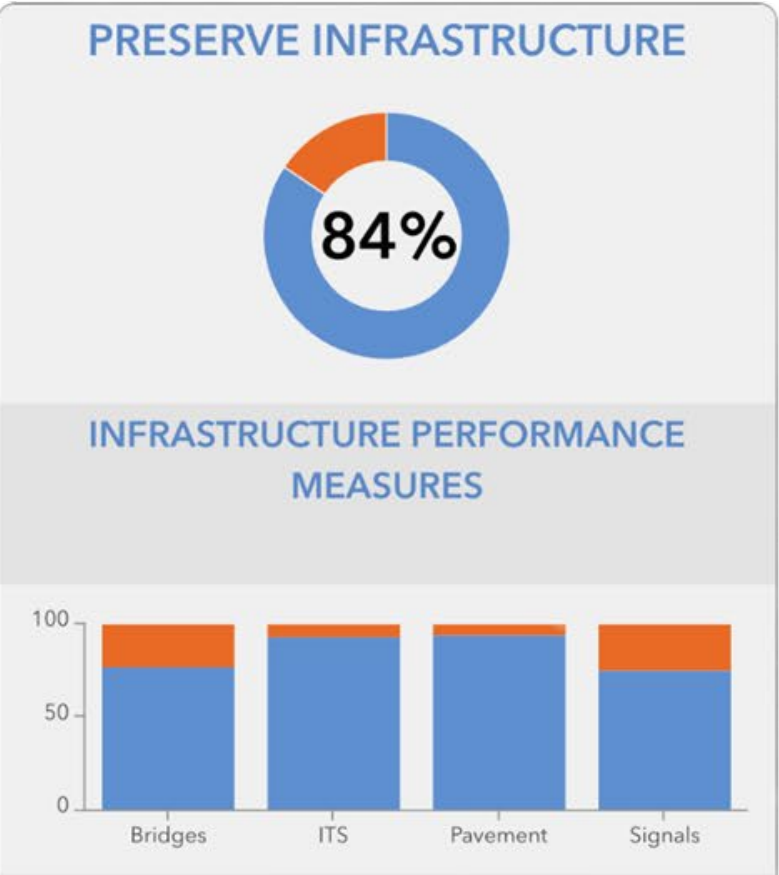
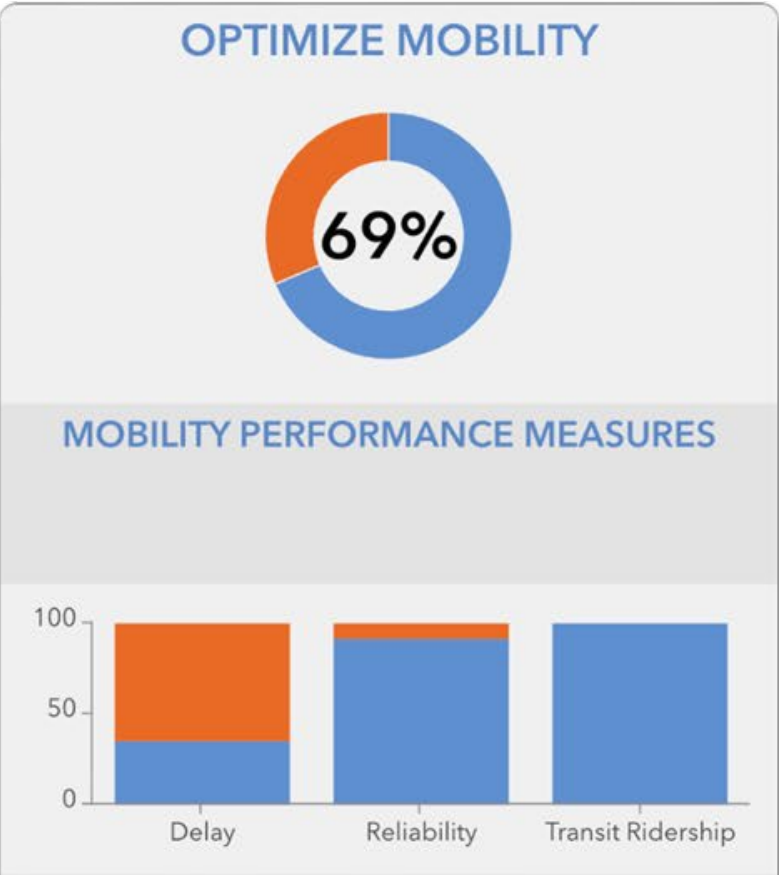


Strong Economy

Planning for Growth



Strategic Goals



FY26 UDOT FUNDING \$2.5 B

+ \$4.5m 1X (ONE TIME)

Transportation Investment
Fund (TIF)

50%

\$1.2 B

Transportation Fund

25%

\$615 M

Highway Federal Funds

18%

\$440 M

Transit Transportation
Investment Fund (TTIF)

4%

\$103 M

Active Transportation
Investment
Fund (ATIF)

2%

\$44 M

Cottonwood Canyons
Transportation Investment
Fund

<1%

\$20 M

Rural Transit

<1%

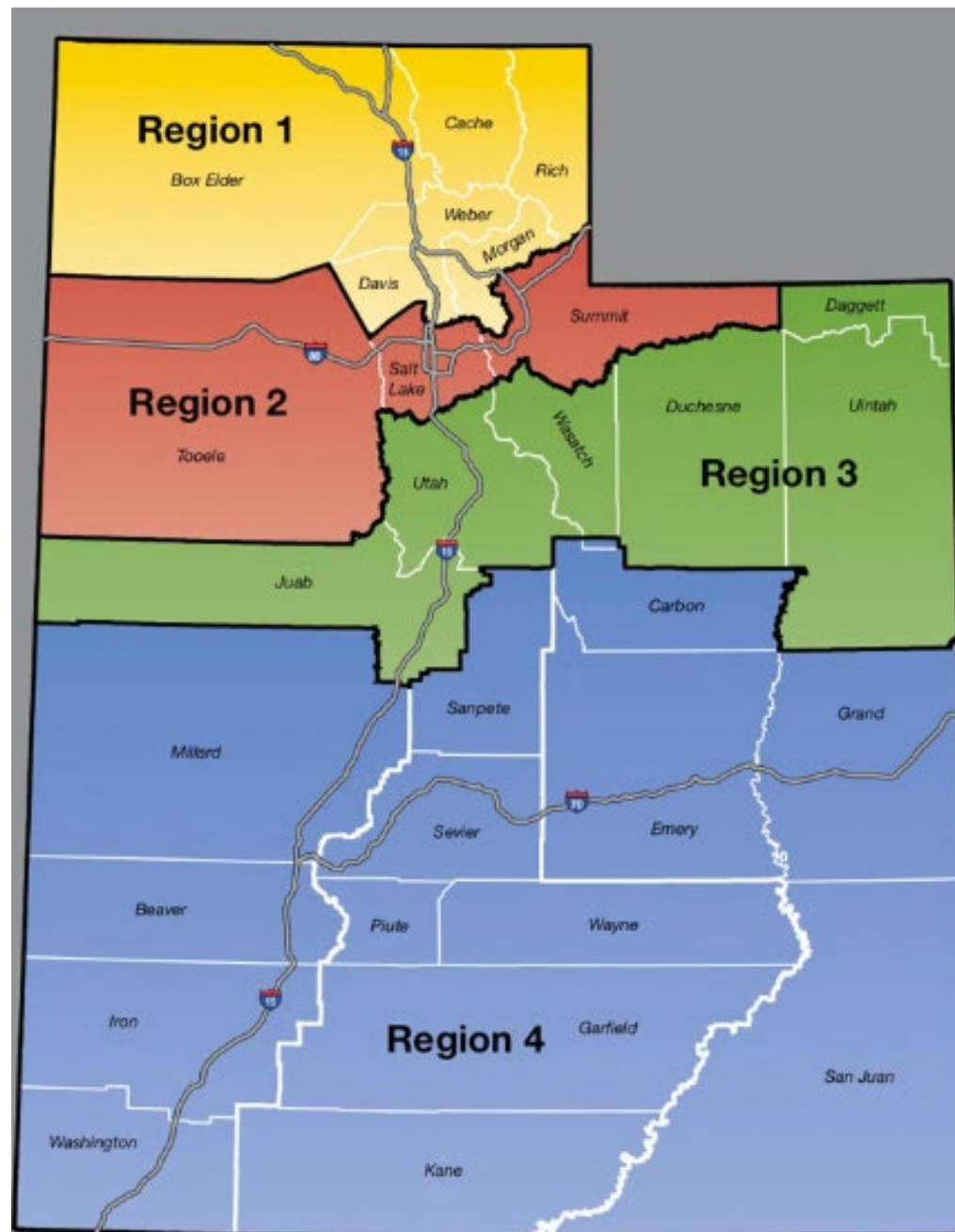
\$15 M

Aeronautics

<1%

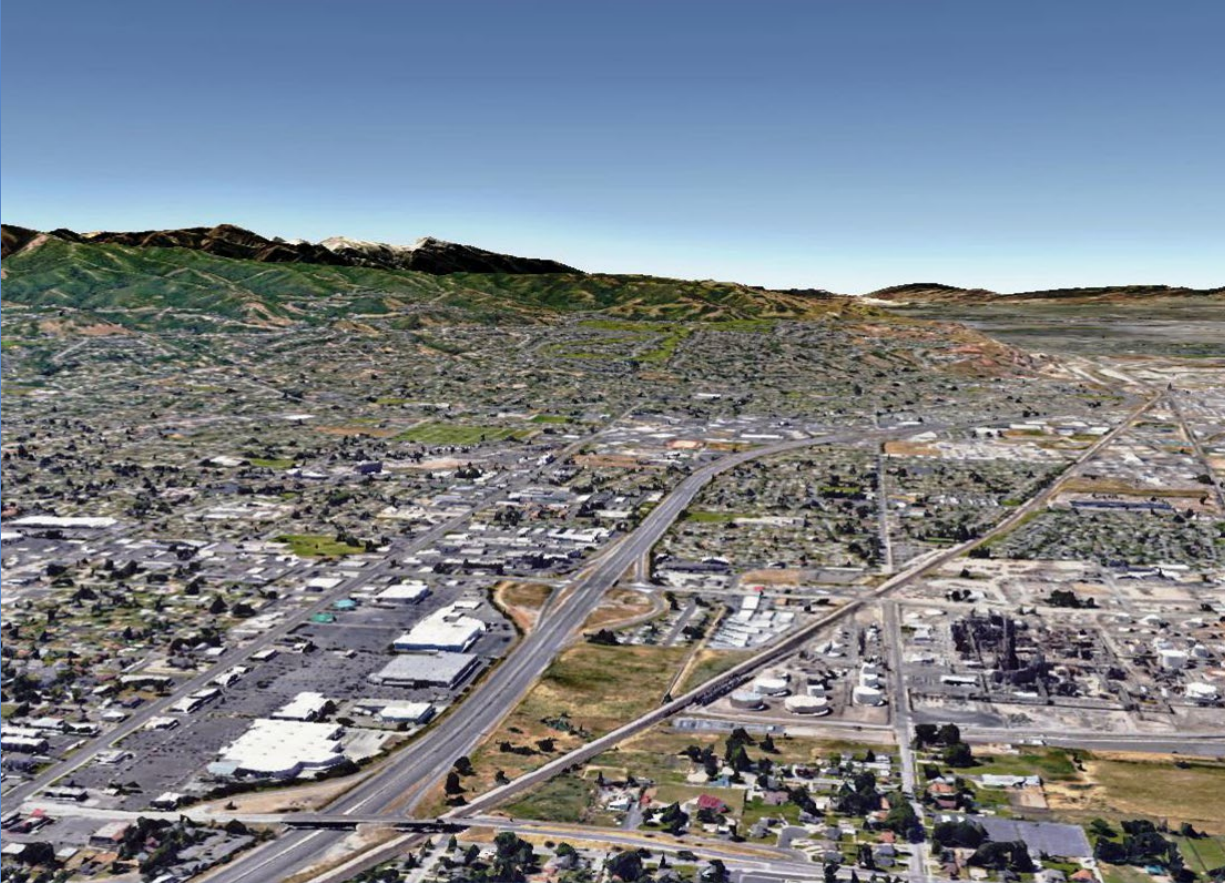
\$14 M

UDOT Regions



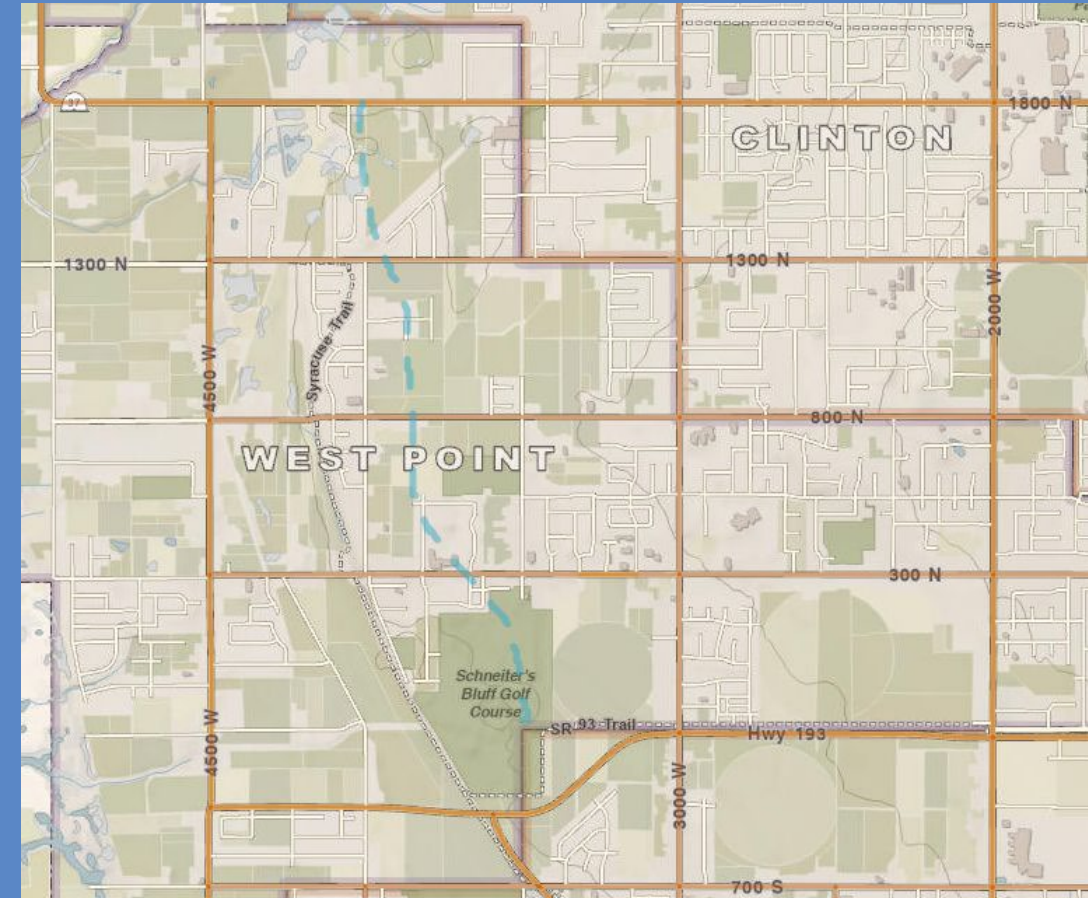
Project Highlight - Region One

I-15 Reconstruction; Farmington to Salt Lake City



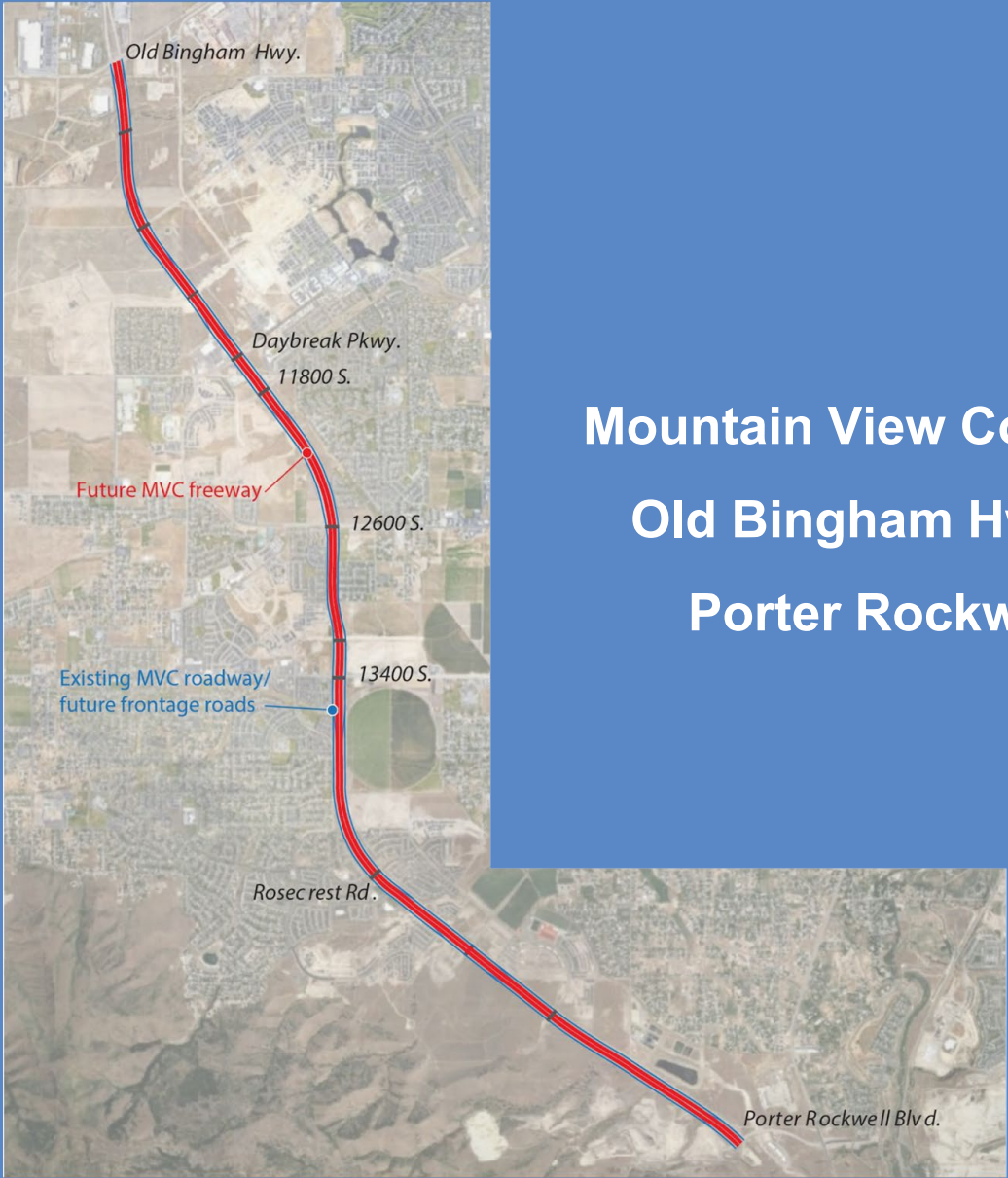
SR-177; SR-193 to 1800 N.

Extending SR-177 (West Davis Freeway) to 1800 North through West Point



Project Highlight - Region Two

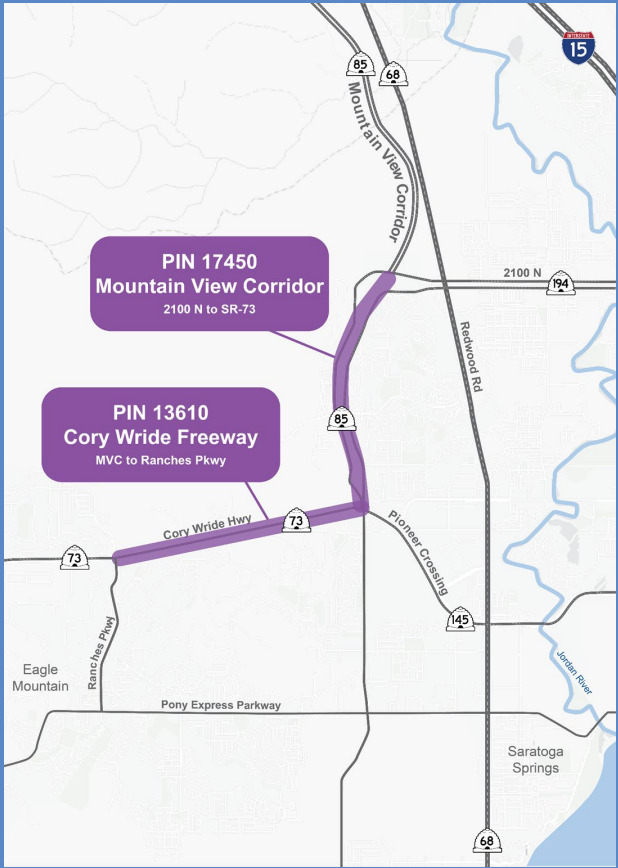
Bangerter Interchanges; 4100 S to Parkway Blvd.



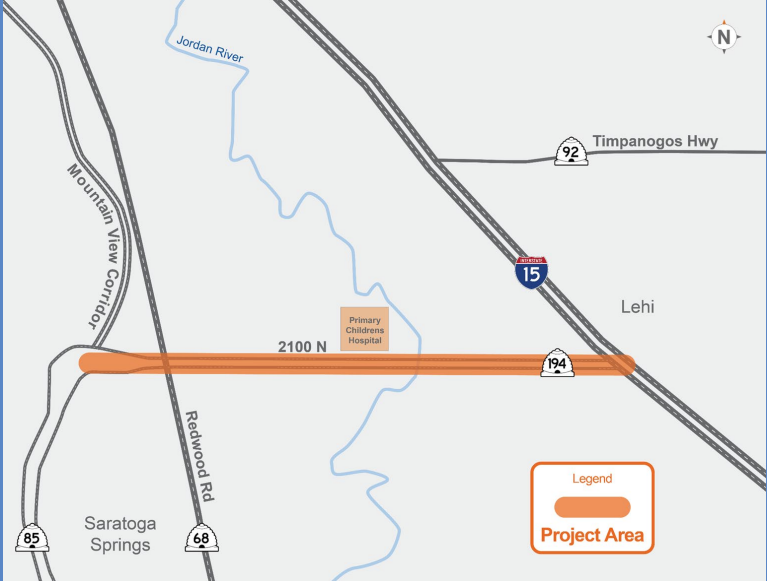
Mountain View Corridor; Old Bingham Hwy to Porter Rockwell

Project Highlight - Region Three

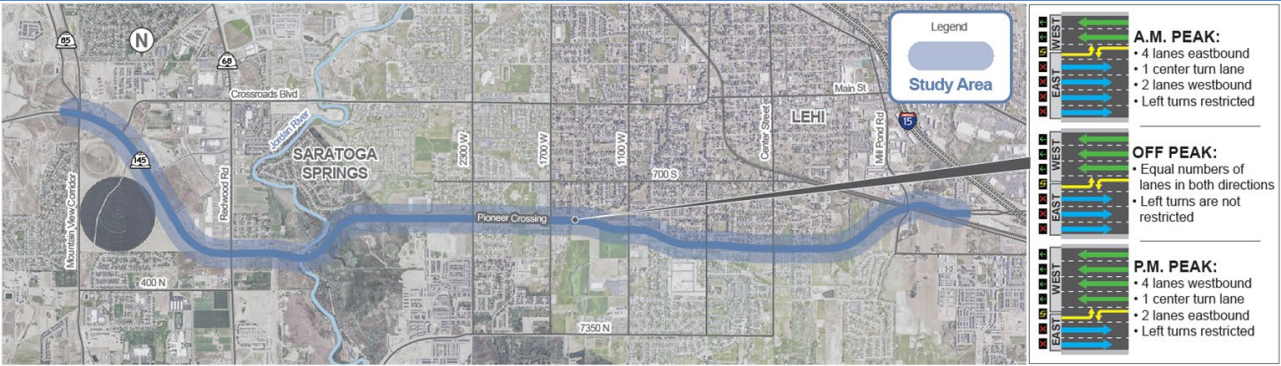
Mountain View Corridor and Cory Wride Freeway



SR-194; Lehi 2100 North Freeway

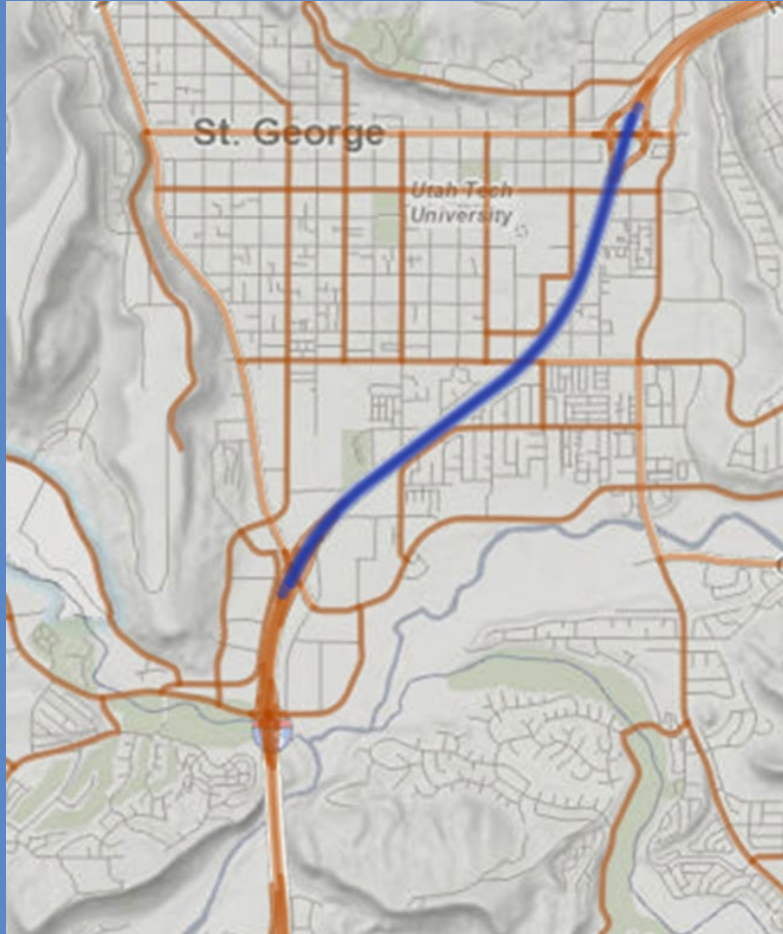


Pioneer Crossing Operational Improvements

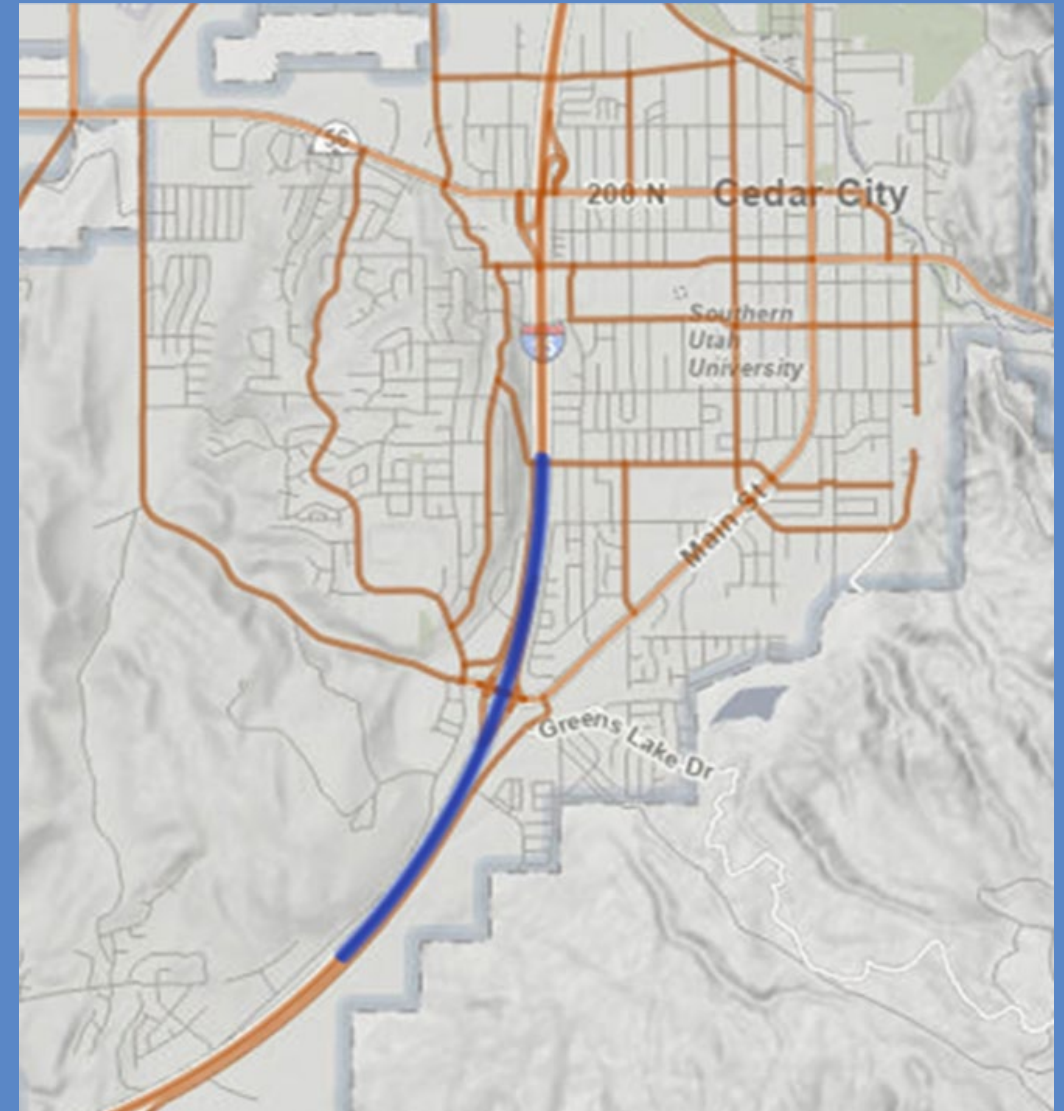


Project Highlight - Region Four

I-15; Widening from Exit 6 to Exit 8



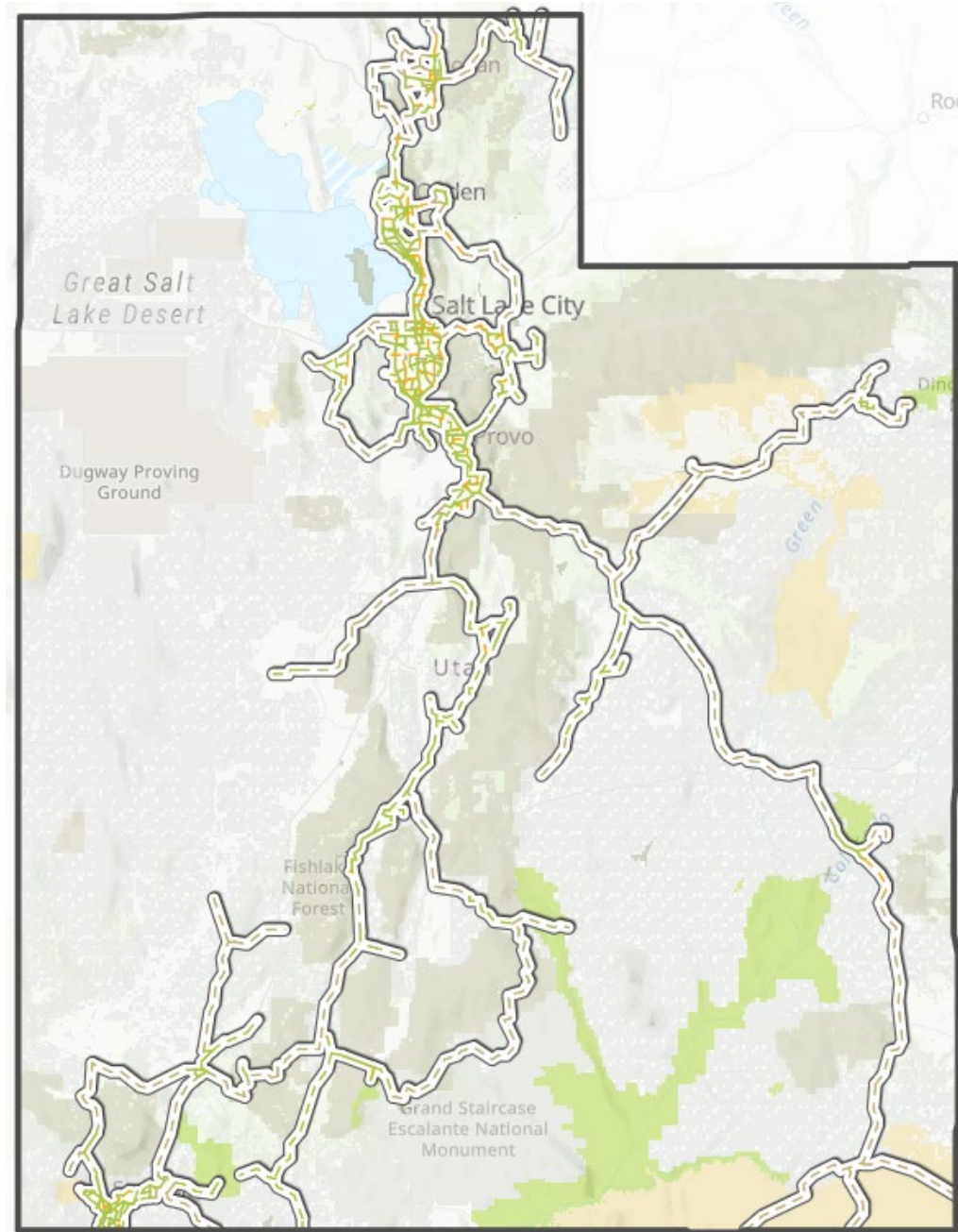
I-15; South Cedar Interchange & Widening



Utah Trail Network



utahtrailnetwork.udot.utah.gov





THANK YOU

Lisa Zundel, P.E.
Region Two Deputy Director

lzundel@utah.gov

udot.utah.gov



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