



### **ULCT OPPOSES SB 144 Billboard Restrictions Amendments**

**SB 144 is an unprecedented overreach of local government authority and hurts property owners.**

- SB 144 prohibits a municipality, when selling its *own* land, from including restrictive covenants against billboards in that land transaction. Cities may do this because billboards are costly and difficult to remove, tying up land for redevelopment or affordable housing projects. This exceptional restriction would tie the hands of a municipal council that, on behalf of its voters, determines that the best future use of the municipal land does not include a billboard. SB 144 prohibits the municipality from maximizing the taxpayer's interest in the land and ensuring they get the value for which the municipality bargained.
- SB 144 limits a property owner's right to decide the future use and capitalize the value of his or her property if a billboard is currently leased on the property. Like conservation easements used by local government to help owners that wish to keep their land undeveloped, a municipality can help a property owner who decides that a billboard is no longer the best and highest use of his property. If the property's value could be enhanced without a billboard, SB 144 strips the property owner of the option to approach a municipality and negotiate for incentives, compensation, or other tools that help the property owner. ULCT believes that property owners should have the choice to approach any interested parties, including a municipality.
- SB 144 prohibits a municipality from requiring a permit for maintenance or to replace a digital or static face. Municipalities use permits to ensure a structure is safe and that work, like electrical maintenance, is done to state code.
- SB 144 retroactively extends the expiration of a billboard building permit or billboard bank credit, creating a retroactive right—by 2 ½ years—for an outdoor advertising owner who failed to timely act on its permits or banked billboards. ULCT opposes giving this advantage to the outdoor advertising industry and creating unpredictability in the permitting and banking process.