# Land Use Information Records Recommendations:

**Objectives:**

Ensure convenient, consistent access to seamless, tax year parcel GIS layer stewarded by county government. Aggregating the boundaries, measures, and official determinations that pertain to property, into a seamless parcel GIS layer, will improve outcomes related to public safety, economic development, transportation, planning, and the provision of public services.

**Principles:**

* Local government is and must remain the primary custodians of land information records. The County Recorders maintain the basic parcel GIS layer that is maintained and valuable on an ongoing basis, but is also a fundamental input to the tax year parcel GIS layer produced annually by the County Assessors
* The role of AGRC or other State offices is that of the aggregator of general purpose parcel GIS data. State entities cannot resell the parcel GIS layers or enter into any formalized agreement to provide parcel GIS layers to commercial entities for resale.
* Parcel GIS layers aggregated and published at the state-level will be presented merely as a product of convenience for general purpose uses, and are not substitutes for researching and obtaining the most current, legal land records information on file in County records.
* Chartering a voluntary data sharing initiative is preferable to setting hard, fast requirements as this provides flexibility for future enhancements and gives stakeholders on both sides, ownership in the process that is developed.

**Content:**

* The focus of this data sharing initiative is to deliver a consistent, timely product to the end uses that deliver the largest benefit.
* Documentation, including GIS metadata files and detail stored at the record-level, should accompany parcel GIS layers, where available, to ensure greatest likelihood that data is used appropriately.
* The focus of parcel GIS layer data content should be the parcel polygon together with the most objective descriptive and quantitative attributes that can be consistently gathered and aggregated into a consistent statewide schema. These tend to be those than can be gathered from a street or aerial view, or from official determinations such as valuation.
* Personally identifiable information (owner name, mailing address, etc.) will be excluded from the statewide parcel GIS layers. Ownership information presents several person-specific data management issues and is a very dynamic element, receiving thousands of updates a week across the state. For these and other reasons, ownership information is best sourced from the most current records on file with County Recorders.
* Any transformation of the original data by the state, will be pre-approved by the County and documented, where appropriate, in the map layer’s metadata
* ***The following represent attributes that should be included in the published standard for the tax year parcel GIS layer aggregated at the state-level***:

**Data Source**

* County Assessment Attribute Data Source (Assessor’s Office)
* County Geometry Data Source (Recorder’s Office)
* Data Currency Date (as of)
* Disclaimer (a short URL that links to a statement of disclaimer, metadata, and guidance on appropriate use of the map layer)

**Parcel Attributes**

* Parcel ID
* Parcel physical address
* Property tax exemption status
* Total market value of property (land + structures)
* Market value of assessed land
* Land usage category (Residential, Commercial, Agricultural, etc)
* Taxable lot size (acres)
* Subdivision name (where available)
* County tax area ID

**Building Attributes**

* Number of housing units
* Building square footage
* Building stories above ground
* Year of construction
* Structural material description (Masonry, Wood Frame, Steel, etc)
* Primary residence (Y/N/U)

**Anticipated users**

* Public safety agencies (911, Blue Stakes)
* Economic development agencies
* Land use and transportation planners
* Emergency response planners
* Academic researchers
* Interested citizens

**Proposed process**

* County Assessors submit the tax year parcel GIS map layer to AGRC annually, in alignment with the Assessors’ annual finalization of the property tax rolls (UCA 59-2-303). AGRC will work with Assessors to develop a standard for publishing the statewide map layer. Assessors may submit their data in the publishing standard format or work with AGRC staff to develop a proper translation, including (as needed) the inclusion of GIS-based boundaries from the Recorder, into the publishing standard.
* The aggregated tax year parcel GIS map layer would be available through the State Geographic Information Database.
* County Recorders are encouraged to periodically submit rolling updates to the basic parcel GIS layer published by AGRC as part of the State Geographic Information Database per 63F-1-506 (3b.vi) including the data elements as referenced. This layer greatly informs GIS boundary verification and accuracy, in addition to providing more up-to-date view of boundaries and addresses in newly constructed areas.

# **Other Considerations**

* Extent – The goal is to produce a tax year parcel map layer for rapidly growing counties. The initial focus will be Wasatch Front and Back counties, but other counties may choose to participate at any time.