

Understanding Utah House Bill 48 (HB 48)

How it impacts Dammeron Valley and other high-risk wildfire areas

Effective January 2026, Utah House Bill 48 introduces new rules for communities in High-Risk Wildland Urban Interface (WUI) zones – like Dammeron Valley – to help reduce wildfire risk, improve defensible space, and protect property values and insurance access.

HB 48 is a state law that will be administered through Washington County for Dammeron Valley homeowners. The Dammeron Valley Fire Special Service District has no administrative or financial control over this program. We are providing this information to help keep our residents informed and will continue to provide updates about the implementation as they are available to us.

Key Points residents should know

1. Designation as a “High-Risk WUI Area”

Once an area is identified as a High-Risk Wildland Urban Interface community, all developed properties within the boundary are subject to annual wildfire risk assessments and associated fees. The boundary map will be set by the Utah Division of Forestry, Fire, and State Lands (FFSL) and fees will be collected by Washington County.

2. Property assessment and fees

Each parcel will receive a risk rating based upon compliance with wildfire safety and building standards (2006 WUI Code):

- Classification III – Highest risk, highest fee
- Classification II – Medium risk, medium fee
- Classification I – Lowest risk, lowest fee

Prior to 1 January, 2028, the fee amounts assessed to homeowners within the High-Risk WUI shall be based on the square footage of the taxable structures. Classifications ratings will not be assigned but rather a flat rate basis will be used.

After 1 January 2028, the fee amounts shall be set by the division according to the determined triage scale classification (I, II, or III) of the property and square footage of the taxable structures.

When fully implemented, homeowners will request a lot assessment in accordance with the process that is in development. Homeowners who do not complete a classification risk assessment will be assigned Classification III.

3. 2006 WUI Code enforcement

New construction and significant remodels must conform with the Utah 2006 WUI Building Code, covering fire-resistant materials, defensible space, and emergency access.

4. Establishing and improving your rating

Homeowners must request assessment for the initial rating. If you do not do this, your property will be classified as Category III for fee purposes. The best way to improve your rating is to be proactive. It will be helpful to maintain your property to NFPA Firewise standards to lower your classification and fee. Annual verification and 5-year proof of compliance are required to keep your low rating.

What's next

Property assessments and fee schedules begin rolling out in 2026. Stay proactive and schedule your free Home Ignition Zone (HIZ) assessment from DVFR now and start mitigating the risk on your property. DVFR wants to set everyone in our service area up for success.

Action items

1. Request a Home Ignition Zone assessment on the DVFR website on our "Wildfire" page: www.dvfirerescue.org/wildfire
2. Register for reverse 911 on the Washington County website ([link](#))
3. Start planning defensible space projects before assessments begin in 2026
4. Attend the public hearing hosted by the State of Utah and FFSL to ask questions or voice concerns regarding the implementation of HB 48.



HB 48 Public Meeting
Tuesday, November 18, 2025
Presentation: 7:00-7:30PM
Q&A Session: 7:30-8:30PM

Where: Festival Hall, 96 North Main Street, Cedar City

Who: Hosted by the Utah Division of Forestry, Fire and State Lands with partners and stakeholders

What: Join us for a public meeting to discuss House Bill 48 (HB48) focusing on Wildland Urban Interface (WUI) mapping, high-risk area designations, and wildfire mitigation planning

Learn how HB48 may impact landowners and communities. This is an opportunity to ask questions, provide feedback, and understand how this new law will improve wildfire preparedness across Utah.