

MINUTES
HOUSE BUSINESS COMMITTEE

DATE: Wednesday, March 25, 2026

TIME: 1:30 P.M.

PLACE: Room EW41

MEMBERS: Chairman Redman, Vice Chairman Wheeler, Representatives Crane(13), Palmer, Barbieri, Cornilles, Crane(12), Ehlers, Monks, Cannon, Harris, Marmon, Rasor, Thompson, Cheatum, Veile, Berch, Green

**ABSENT/
EXCUSED:** Rep. Monks

GUESTS: The sign-in sheet will be retained in the committee secretary's office; following the end of session the sign-in sheet will be filed with the minutes in the Legislative Library.

Chairman Redman called the meeting to order at 1:30 p.m.

MOTION: **Rep. Thompson** made a motion to approve the minutes of the January 11, 2024 meeting. **Motion carried by voice vote.**

S 1354aa: **Rep. Bingham** presented **S 1354aa** explaining the legislation ensures homeowners may construct accessory dwelling units (ADUs) and prevents cities from banning or unreasonably restricting them. It amends Idaho's Local Land Use Planning Act by treating ADUs as a residential use allowed by-right if certain conditions are met, with clear, objective standards for approval.

Committee inquired regarding insurance, definition for short and long term rentals, exclusion of counties, existing and developing HOAs, architectural standards, infrastructure, comprehensive plans, and denial of purchase.

Testifying **in support** of **S 1354aa**, **Robert Elliot, Max Pond**, Idaho REALTORS, **Julie Hill, Justin Livingston, Ken Burgess**, Idaho Home Builders Association, shared experiences demonstrating support for the legislation.

Testifying **in opposition** to **S 1354aa**, **Brittaney Bones**, ID Community Association Institute, LAC, **Andrea Van Zeebroeck**, Idaho CAI, Serenity Springs HOA, shared experiences demonstrating opposition for the legislation.

Testifying **neutrally** regarding **S 1354aa**, **Madilynne Clark**, Mountain States Policy Center shared benefits and concerns regarding ADUs.

MOTION: **Rep. Harris** made a motion to send **S 1354aa** to the floor with a **DO PASS** recommendation.

Speaking to the motion **Rep. Harris** shared the legislation is about property rights, noting HOAs and Cities have the ability to limit under certain conditions.

**ROLL CALL
VOTE:** A roll call vote was requested. **Motion carried by a vote of 10 AYE, 6 NAY and 2 Absent/Excused.** Voting **in favor** of the motion: **Chairman Redman, Reps. Barbieri, Crane (12), Ehlers, Haris, Marmon, Rasor, Cheatum, Berch, Green** . Voting **in opposition** to the motion: **Vice Chair Wheeler, Reps. Crane (13), Palmer, Cornilles, Thompson, Veile.** **Reps. Monks, Canon were absent/excused.** **Rep. Bingham** will sponsor the bill on the floor.

Chairman Redman turned the gavel to **Vice Chair Wheeler.**

S 1297aa: **Rep. Crane (12)** presented **S 1297aa** explaining the legislation establishes safety standards for conversational artificial intelligence services, defined here as AI applications designed primarily to simulate human conversation. It requires operators to adopt protocols for responding to both adult and minor users. Where an operator has actual knowledge or reasonable certainty that a user is a minor, the bill mandates a persistent disclaimer of AI interaction. It also prohibits "gamification" intended to encourage excessive engagement and requires measures to prevent sexually explicit content.

Committee inquired regarding protection of children, operator definition, locale of operator, identification of minors, account holder definition, and language models.

Testifying **in support** of **S 1297aa**, **Elizabeth Criner**, GOOGLE, shared experiences demonstrating support of the legislation.

During discussion a member expressed support for being proactive about the protection of children with this legislation.

MOTION: **Rep. Crane (13)** made a motion to send **S 1297aa** to the floor with a **DO PASS** recommendation. **Motion carried by voice vote.** **Rep. Crane (12)** will sponsor the bill on the floor.

Chairman Wheeler put the committee at ease for 10 minutes.

S 1352aa: **Sen. Toews** presented **S 1352aa** explaining the legislation removes red tape discouraging first-time home ownership by enabling small-lot starter home subdivisions on residential land, removing local zoning barriers that prevent compact single-family development. It sets reasonable state standards for lot size, frontage, setbacks, and density, while preserving health, safety, environmental, and infrastructure requirements.

Committee inquired regarding population limit, local control, LUPA, deed restrictions, impact on growth moratoriums, incentives, scalability, comprehensive plan.

Testifying **in support** of **S 1352aa**, **Sabrina Mishall**, Hayden Homes of Idaho, **Julie Hill**, and **Maggie Lyons** shared experiences demonstrating support of the legislation.

Testifying **in opposition** to **S 1352aa**, **Stephanie Gifford**, **Kelley Packer**, Association of Idaho Cities share experiences demonstrating opposition to the legislation.

MOTION: **Rep. Harris** made a motion to send **S 1352aa** to the floor with a **DO PASS** recommendation. **Motion carried by voice vote.** **Chairman Redman** will sponsor the bill on the floor.

ADJOURN: There being no further business to come before the committee, the meeting was adjourned at 3:31p.m.

Representative Wheeler
Chair

Michelle A Anderson
Secretary