

2026 DECLARATION OF CANDIDACY

UTAH STATE LEGISLATURE - PARTISAN

Information entered on this form is a public record under Utah Code § 63G-2. This form will be posted on vote.utah.gov.

PRINT YOUR NAME EXACTLY AS YOU WOULD LIKE IT TO APPEAR ON THE BALLOT

If a candidate's name, as listed below, does not consist **only of their legal first and legal last names**, they may be required to submit signed affidavits per Utah Code § 20A-6-109.

R. NEIL

WALTER

FIRST, MIDDLE, and/or NICKNAME(S) in desired order

LEGAL LAST NAME

Candidates may provide their address, phone number, and email address on a **confidential contact form**.

HOUSE DISTRICT 74

REPUBLICAN

OFFICE and DISTRICT

POLITICAL PARTY you are a member of

rneilwalter@gmail.com

EMAIL ADDRESS

243 E ST. GEORGE BLVD #200 ST. GEORGE

RESIDENTIAL or MAILING ADDRESS

CITY

UT

STATE

84770

ZIP CODE

435 621 5720

PHONE NUMBER

HOW ARE YOU SEEKING NOMINATION? (select one)

HOW WILL YOU GATHER SIGNATURES? (if applicable)

Only the convention process.
 Only the signature-gathering process.
 Both the convention and signature-gathering processes.

Only the manual process.
 Only the electronic process.
 Both the manual and electronic processes.

PLEASE CHECK THE FOLLOWING BOX IF IT APPLIES TO YOU

I currently hold the office for which I am seeking reelection, I have previously filed a conflict of interest disclosure in accordance with Utah Code § 20A-11-1603, and that conflict of interest disclosure is updated and accurate as of today's date.

Stop! The following section must be completed in the presence of the filing officer or notary public.

State of Utah,
County of

Washington

} ss.

I, the candidate listed above, declare my candidacy for the office listed above, seeking the nomination of the political party of which I am a member. I do solemnly swear, under penalty of perjury, that:

- I will meet the qualifications to hold the office, both legally and constitutionally, if selected;
- I will not knowingly violate any law governing campaigns and elections;
- If filing via a designated agent, I will be out of the state of Utah during the entire candidate filing period;
- I will file all campaign financial disclosure reports as required by law; and
- I understand that failure to do so will result in my disqualification as a candidate for this office and removal of my name from the ballot.

The address that I designate for receiving official election notices is the address listed above or on the confidential contact form.



SIGNATURE OF CANDIDATE (must be signed in the presence of the filing officer or notary public)

Subscribed and sworn to before me this

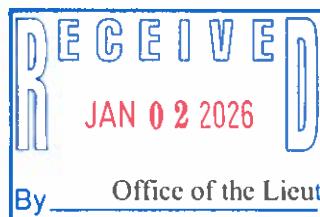
01/12/2026
MONTH/DAY/YEAR

Catherine Doyle

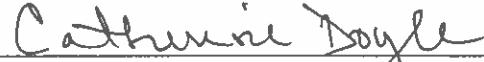
PRINTED NAME OF FILING OFFICER or Notary Public



(Seal)



By Office of the Lieutenant Governor 2026



SIGNATURE OF FILING OFFICER or Notary Public



2026 Declaration of Candidacy Name Affidavit

Not all candidates are required to submit this affidavit per Utah Code 20A-6-109.

Information entered on this form is a public record under Utah Code 63G-2-301 and will be made available to the public.

Russel Neil

Walter

FULL LEGAL FIRST NAME

LEGAL LAST NAME

PRINT YOUR NAME EXACTLY AS YOU WOULD LIKE IT TO APPEAR ON THE BALLOT

R. Neil

Walter

FIRST, MIDDLE, AND/OR NICKNAME(S) in desired order

LEGAL LAST NAME

I, the candidate listed above, state under penalty of perjury:

- If requesting that my full legal middle name or a common derivative thereof appear on the ballot in place of my first name, I am generally known by acquaintances in my county of residence by the legal middle name or the common derivative thereof specified in this request instead of my legal first name.
- If requesting that my nickname appear on the ballot, I am generally known by acquaintances in my county of residence by the nickname specified in this request and that I am not using the nickname to gain an advantage on the ballot.



1/1/2026

SIGNATURE OF CANDIDATE

DATE

SUPPORTING AFFIDAVITS MUST BE SIGNED BY RESIDENTS OF A CANDIDATE'S COUNTY OF RESIDENCE.

We, the below signed individuals, state under perjury that the candidate listed above is generally known by acquaintances in the county in which that candidate resides by the name listed on this affidavit form for appearance on the ballot and, if requesting their full legal middle name or a common derivative thereof appear on the ballot in place of their first name, that the candidate is known by this name instead of their legal first name.

BRANDON VANDENMYDE

PRINTED NAME



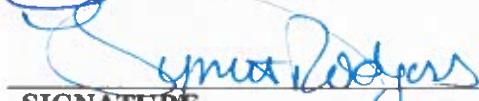
1/5/2026

SIGNATURE

DATE

Luncet Rodgers

PRINTED NAME



1-5-26

SIGNATURE

DATE

Aaron McArthur

PRINTED NAME



1-5-26

SIGNATURE

DATE

David Stillman

PRINTED NAME



1-5-26

SIGNATURE

DATE

Layla Anthony

PRINTED NAME



1-5-26

SIGNATURE

DATE

HOME
PUBLIC SEARCH
ADVANCED SEARCH
CREATE ENTITY
CONTACT
FAQS
NEW USER
LOG ON

Financial Disclosures or Conflict of Interest Form.

Candidate/Officeholder:

R. Neil Walter

Office

House of Representatives District 74

Item 1A

The name and address of each of the regulated officeholder's current employers and each of the regulated officeholder's employers during the preceding year.

Current Employer(s):

R. Neil Walter, PC
243 E St. George Blvd #200
St. George, UT 84770

Utah House of Representatives

Previous Employer(s):

None

Item 1B

For each employer described in Item 1A, a brief description of the employment, including the regulated officeholder's occupation, and the regulated officeholder's position in the entity.

Current Employment:

Real estate sales, leasing, development, management, investment, education, and technology. Farming and ranching, agriculture, and real estate professional
CEO for ERA Brokers Consolidated and NAI Excel
Representative, Utah House District 74

Previous Employment:

None

Item 2A

For each entity in which the regulated officeholder is an owner or officer, or was an owner or officer during the preceding year, the regulated officeholder's position in the entity(ies).

Brokers Holdings, LLC; Brokers Commercial, LLC; Brokers Utah LLC; Brokers Mesquite, LLC; Brokers Commercial Vegas, LLC; Brokers Investments LLC; Brokers Investments Fund 1 LLC; Brokers Investments Fund 2, LLC; Brokers Investments in Commercial Center, LLC; Mark III Investments, LLC; Granite Peaks Investments, LLC; R. Neil Walter, PC; RJW Legacy, LLC; Fort Santa Clara, LLC

Give Feedback

Item 2B

A brief description of the type of business or activity conducted by the entity(ies) described in Item 2A.

All are real estate sales, leasing, development, management, education, investment, and technology except Lucky 7 Ranch Holdings, LLC, and RJW Legacy which operate farming and ranching properties.

Item 2C

The regulated officeholder's position in the entity(ies) described in Item 2A.

I am an owner in all of the entities referenced, except Lucky 7 Ranch Holdings, LLC, where I am a manager, but not an owner. The entity, LLC is owned by my mother and father's trust, of which I am a trustee.

Item 3A

For each individual from whom, or entity from which, the regulated officeholder has received \$5,000 or more in income during the preceding year the name of individual(s) or entity(ies).

I don't have income from outside the business interests referenced above.

Item 3B

A brief description of the type of business or activity conducted by the individual(s) or entity(ies) described in item 3A.

None. See 3A.

Item 4A

For each entity in which the regulated officeholder holds any stocks or bonds having a fair market value of \$5,000 or more as of this date, or during the preceding year, the name of the entity(ies) (excluding funds that are managed by a third party, including blind trusts, managed investment accounts, and mutual funds).

I don't hold any stocks or bonds in entities other than those disclosed above in 2A.

Item 4B

A brief description of the type of business or activity conducted by the entity(ies) described in Item 4A.

N/A

Item 5A

For each entity not listed in 2A through 4B in which the regulated officeholder currently serves, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors, the name of the entity(ies) or organization(s)

N/A

Item 5B

A brief description of the type of business or activity conducted by the entity(ies) or organization(s) described in Item 5A

N/A

Item 5C

The type of position held by the regulated officeholder in the entity(ies) or organization(s) described in Item 5A.

N/A

Item 6A (Optional)

A description of any real property(ies) in which the regulated officeholder holds an ownership or other financial interest that the regulated officeholder believes may constitute a conflict of interest.

Lucky 7 Ranch Holdings, LLC, Fort Santa Clara, LLC, and RJW Legacy, LLC together own approximately 1,200 acres north of Hatch, Utah on the east side of Highway 89. These entities also own water rights on the upper Sevier River with points of diversion on the real property owned by the entities.

Item 6B (Optional)

A description of the type of interest held by the regulated officeholder in the property(ies) described in Item 6A.

I am a manager and member of the respective LLCs, except Lucky 7 Ranch Holdings, where I am a manager, but not a member.

Give Feedback

Item 7A

The name of the regulated officeholder's spouse.

Spouse:

Michelle Walter

The name of each of the regulated officeholder's spouse's current employers and each of the regulated officeholder's spouse's employers during the preceding year, if the regulated officeholder believes the employment may constitute a conflict of interest.

Spouse's Current Employer(s):

R. Neil Walter, PC and ERA Brokers Consolidated.

Spouse's Previous Employer(s):

None

Item 7B

The name of any adult residing in the regulated officeholder's household who is not related to the officeholder by blood.

Other Adults:

Real estate sales, development, and investment.

Item 7C

For each adult described in Subsection 7B, a brief description of the adult's employment or occupation, if the regulated officeholder believes the adult's presence in the regulated officeholder's household may constitute a conflict of interest.

None

Item 8A (Optional)

A description of any other matter or interest that the regulated officeholder believes may constitute a conflict of interest.

Lucky 7 Ranch Holdings LLC, RJW Legacy LLC, and Fort Santa Clara LLC together own and operate what is known as the Lucky 7 Ranch in Garfield County, Utah. Located 3 miles north of Hatch on the Paunsaugunt Plateau, the property has been in the Walter family for many decades. The State of Utah Division of Water Rights and the Walter Family are in a lawsuit over the water rights on the ranch.

I, the regulated officeholder or candidate, believe this form is true and accurate to the best of my knowledge.

Privacy Notice:

The personal data collected in this form will be available to the public under 63G-2-301.

Any personal data redacted in accordance with 20A-11-1604(7)(a) is not considered a public record under 63G-2-301. This data will be used for administrative purposes and will not be displayed to the public. This information is required under 20A-11-1604. Violation of this section may result in a class B misdemeanor and a \$100 fine. The information, unless specified, will be publicly available on the disclosures and possibly other election-related websites. Personal data collected on the website will not be sold. The personal data will be included in the record series GRS 1911.

Candidate/Officeholder's Electronic Signature

R. Neil Walter

Governor
Lt. Governor
Elections
Utah.gov

last updated: 1/2/2026, serve

Give Feedback

2026 DECLARATION OF CANDIDACY

QUALIFICATIONS FOR UTAH STATE LEGISLATURE

Information entered on this form is a **public record** under Utah Code § 63G-2. This form will be posted on vote.utah.gov.

Per Utah Code § 20A-9-201, 201.5, and 202, before the filing officer accepts any declaration of candidacy, the filing officer shall read to the candidate the constitutional and statutory requirements for candidacy, and the candidate shall state whether he/she fulfills the requirements. If the candidate indicates that he/she does not qualify, the filing officer may not accept his/her declaration of candidacy.

UTAH SENATOR AND REPRESENTATIVE

Utah Constitution Article VI, Sections 5 and 6

- U.S. Citizen
- At least 25 years old at the time of the election
- Three-year consecutive resident of Utah at the filing deadline
- Six-month consecutive resident of the district from which elected at the filing deadline
- Qualified voter in the district from where the person is chosen*
- Not convicted of certain crimes**
- Pay filing fee of **\$83.86** (Representative) or **\$117.73** (Senator)

No person holding any public office of profit or trust under authority of the United States, or of this State, shall be a member of the Legislature: provided that appointments in the State Militia, and the offices of notary public, justice of the peace, United States commissioner, and postmaster of the fourth class, shall not, within the meaning of this section, be considered offices of profit or trust.

*A qualified voter (1) is a citizen of the United States; (2) is a resident of Utah; (3) will, on the date of that election: be at least 18 years old and have been a resident of Utah for 30 days immediately before that election; (4) and has registered to vote.

**An individual convicted of certain crimes loses the right to hold office until convictions have been expunged OR the individual meets all of the following requirements: (1) 10 years have passed since the individual's most recent felony conviction, (2) The individual paid all court-ordered restitution and fines; (3) the individual completed probation, granted parole, or completed the term of incarceration associated with the felony; and (4) an individual convicted of an election related misdemeanor has restored their rights to hold office according to Utah Code § 20A-2-101.3.

PLEASE INITIAL THE FOLLOWING

A

I agree to file all required campaign financial disclosure reports, and I understand that failure to do so may result in my disqualification as a candidate for this office, removal of my name from the ballot, possible fines, and criminal penalties.

M

I received a copy of the pledge of fair campaign practices, and I understand that signing this pledge is voluntary.

V

I received a copy of Utah Code § 20A-7-801 regarding the Statewide Electronic Voter Information Website Program and its applicable deadline.

E

I provided an actively monitored email address to the filing officer. I understand this email address will be used for official communications and updates from election officials and is not a record under Utah Code § 63G-2.

A

I submitted signed affidavits, as required, to have my name appear on the ballot as specified on this declaration of candidacy.

V

I understand any information entered on this form is a public record under Utah Code § 63G-2 and will be made available to the public. I understand a confidential contact information form is available.

C

I understand that I may not make any amendments or modifications to my candidate filing after 5:00 p.m. on the final day of the filing period.



SIGNATURE OF CANDIDATE

1/2/2026

DATE



SIGNATURE OF FILING OFFICER or Notary Public

1-2-2026

DATE

2026 DECLARATION OF CANDIDACY

PLEDGE OF FAIR CAMPAIGN PRACTICES

Information entered on this form is a **public record** under Utah Code § 63G-2. This form will be posted on vote.utah.gov.
This is a **voluntary** pledge. Candidates are not required to sign this pledge to file a declaration of candidacy.

There are basic principles of decency, honesty, and fair play which every candidate for public office in the State of Utah has a moral obligation to observe and uphold, in order that, after vigorously contested but fairly conducted campaigns, our citizens may exercise their right to a free election, and that the will of the people may be fully and clearly expressed on the issues.

THEREFORE:

I SHALL conduct my campaign openly and publicly, discussing the issues as I see them, presenting my record and policies with sincerity and frankness, and criticizing, without fear or favor, the record and policies of my opponents that I believe merit criticism.

I SHALL NOT use, nor shall I permit the use of, scurrilous attacks on any candidate or the candidate's immediate family. I shall not participate in, nor shall I permit the use of, defamation, libel, or slander against any candidate or the candidate's immediate family. I shall not participate in, nor shall I permit the use of, any other criticism of any candidate or the candidate's immediate family that I do not believe to be truthful, provable, and relevant to my campaign.

I SHALL NOT use, nor shall I permit the use of, any practice that tends to corrupt or undermine our American system of free elections, or that hinders or prevents the free expression of the will of the voters, including practices intended to hinder or prevent any eligible person from registering to vote or voting.

I SHALL NOT coerce election help or campaign contributions for myself or for any other candidate from my employees or volunteers.

I SHALL immediately and publicly repudiate support deriving from any individual or group which resorts, on behalf of my candidacy or in opposition to that of an opponent, to methods in violation of the letter or spirit of this pledge. I shall accept responsibility to take firm action against any subordinate who violates any provision of this pledge or the laws governing elections.

I SHALL defend and uphold the right of every qualified American voter to full and equal participation in the electoral process.

I, the undersigned candidate for election to public office in the State of Utah, hereby voluntarily endorse, subscribe to, and solemnly pledge myself to conduct my campaign in accordance with the above principles and practices.

R. Neil Walter

NAME OF CANDIDATE

HOUSE DISTRICT 74

OFFICE and DISTRICT

R. Neil Walter

SIGNATURE OF CANDIDATE

1/2/2026

DATE