

House Engrossed
permits; automated permitting platform

State of Arizona
House of Representatives
Fifty-sixth Legislature
First Regular Session
2023

HOUSE BILL 2373

AN ACT

AMENDING SECTIONS 9-468 AND 11-323, ARIZONA REVISED STATUTES; RELATING TO
BUILDING PERMITS.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:
2 Section 1. Section 9-468, Arizona Revised Statutes, is amended to
3 read:
4 9-468. Solar construction permits; standards; definition
5 A. Municipalities shall adopt the following standards for issuing
6 permits for the use of certain solar energy devices:
7 1. For construction with solar photovoltaic systems that are
8 intended to connect to a utility system, the following apply:
9 (a) The location of the photovoltaic system installation shall be
10 indicated on the construction plans, including the roof plan and
11 elevation.
12 (b) Photovoltaic panel mounting details shall be included in the
13 installation plans.
14 (c) The electrical diagrams shall include one-line ~~and~~ OR
15 three-line diagrams. A ONE-LINE OR THREE-LINE ELECTRICAL DIAGRAM IS NOT
16 REQUIRED IF A QUALIFIED ONLINE AUTOMATED PERMITTING PLATFORM IS USED TO
17 VERIFY CODE COMPLIANCE.
18 (d) For direct current to alternating current conversions, the cut
19 sheet and listings for inverters shall be included in the plans.
20 (e) A municipality shall not require a stamp from a professional
21 engineer for a solar photovoltaic system unless an engineering stamp is
22 deemed necessary. If an engineering stamp is deemed necessary, the
23 municipality shall provide the permittee a written explanation of why the
24 engineering stamp is necessary.
25 (f) A MUNICIPALITY MAY USE A QUALIFIED ONLINE AUTOMATED PERMITTING
26 PLATFORM TO VERIFY CODE COMPLIANCE IN ORDER TO SATISFY THE REQUIREMENTS OF
27 SUBDIVISIONS (a), (b), AND (c) OF THIS PARAGRAPH.
28 2. For solar water heating systems, the following apply:
29 (a) The location of the solar panel system shall be indicated on
30 the construction plans, including the roof plan and elevation, and shall
31 include mounting details for panel installation.
32 (b) Construction plan notes shall include a requirement that solar
33 water heating equipment be installed in compliance with applicable
34 plumbing codes and as prescribed by a solar rating and certification
35 corporation and any guidelines adopted by this state.
36 (c) A municipality shall not require a stamp from a professional
37 engineer for a ~~single-family~~ SINGLE-FAMILY solar water heating system
38 unless an engineering stamp is deemed necessary. If an engineering stamp
39 is deemed necessary, the municipality shall provide the permittee a
40 written explanation of why the engineering stamp is necessary.
41 B. Any building or permit fee or charge assessed by a city or town
42 for a building permit for solar construction must be attributable to and
43 defray or cover the expense of the service for which the fee or charge is
44 assessed. A fee or charge shall not exceed the actual cost of issuing a

1 permit, and a written, itemized list of the individual costs associated
2 with the permit fee shall be provided at the request of the permittee.

3 C. Before adoption of a fee for service or an additional or
4 separate charge pursuant to this section, a city or town shall hold a
5 public hearing on the issue with at least fifteen days' published notice.

6 D. The method by which a city or town arrives at an assessed permit
7 or plan fee must be published and made available to the public.

8 E. FOR THE PURPOSES OF THIS SECTION, "QUALIFIED ONLINE AUTOMATED
9 PERMITTING PLATFORM" MEANS A WEB-BASED PORTAL THAT AUTOMATES PLAN REVIEW,
10 PRODUCES CODE-COMPLIANT APPROVALS AND ISSUES PERMITS FOR RESIDENTIAL SOLAR
11 ENERGY SYSTEMS AND RESIDENTIAL ENERGY STORAGE SYSTEMS PAIRED WITH
12 RESIDENTIAL SOLAR ENERGY SYSTEMS IN REAL TIME.

13 Sec. 2. Section 11-323, Arizona Revised Statutes, is amended to
14 read:

15 11-323. Solar construction permits; standards; definition

16 A. Counties shall adopt the following standards for issuing permits
17 for the use of certain solar energy devices:

18 1. For construction with solar photovoltaic systems that are
19 intended to connect to a utility system, the following apply:

20 (a) The location of the photovoltaic system installation shall be
21 indicated on the construction plans, including the roof plan and
22 elevation.

23 (b) Photovoltaic panel mounting details shall be included in the
24 installation plans.

25 (c) The electrical diagrams shall include one-line ~~and~~ OR
26 three-line diagrams. A ONE-LINE OR THREE-LINE ELECTRICAL DIAGRAM IS NOT
27 REQUIRED IF A QUALIFIED ONLINE AUTOMATED PERMITTING PLATFORM IS USED TO
28 VERIFY CODE COMPLIANCE.

29 (d) For direct current to alternating current conversions, the cut
30 sheet and listings for inverters shall be included in the plans.

31 (e) A county shall not require a stamp from a professional engineer
32 for a solar photovoltaic system unless an engineering stamp is deemed
33 necessary. If an engineering stamp is deemed necessary, the county shall
34 provide the permittee a written explanation of why the engineering stamp
35 is necessary.

36 (f) A COUNTY MAY USE A QUALIFIED ONLINE AUTOMATED PERMITTING
37 PLATFORM TO VERIFY CODE COMPLIANCE IN ORDER TO SATISFY THE REQUIREMENTS OF
38 SUBDIVISIONS (a), (b), AND (c) OF THIS PARAGRAPH.

39 2. For solar water heating systems, the following apply:

40 (a) The location of the solar panel system shall be indicated on
41 the construction plans, including the roof plan and elevation, and shall
42 include mounting details for panel installation.

43 (b) Construction plan notes shall include a requirement that solar
44 water heating equipment be installed in compliance with applicable

1 plumbing codes and as prescribed by a solar rating and certification
2 corporation and any guidelines adopted by this state.

3 (c) A county shall not require a stamp from a professional engineer
4 for a ~~single-family~~ SINGLE-FAMILY solar water heating system unless an
5 engineering stamp is deemed necessary. If an engineering stamp is deemed
6 necessary, the county shall provide the permittee a written explanation of
7 why the engineering stamp is necessary.

8 B. Any building or permit fee or charge assessed by a county for a
9 building permit for solar construction must be attributable to and defray
10 or cover the expense of the service for which the fee or charge is
11 assessed. A fee or charge shall not exceed the actual cost of issuing a
12 permit, and a written, itemized list of the individual costs associated
13 with the permit fee shall be provided at the request of the permittee.

14 C. Before adoption of a fee for service or an additional or
15 separate charge pursuant to this section, a county shall hold a public
16 hearing on the issue with at least fifteen days' published notice.

17 D. The method by which a county arrives at an assessed permit or
18 plan fee must be published and made available to the public.

19 E. FOR THE PURPOSES OF THIS SECTION, "QUALIFIED ONLINE AUTOMATED
20 PERMITTING PLATFORM" MEANS A WEB-BASED PORTAL THAT AUTOMATES PLAN REVIEW,
21 PRODUCES CODE-COMPLIANT APPROVALS AND ISSUES PERMITS FOR RESIDENTIAL SOLAR
22 ENERGY SYSTEMS AND RESIDENTIAL ENERGY STORAGE SYSTEMS PAIRED WITH
23 RESIDENTIAL SOLAR ENERGY SYSTEMS IN REAL TIME.