

REFERENCE TITLE: permits; automated permitting platform

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

## **HB 2373**

Introduced by  
Representatives Biasiucci, Contreras L, Hernandez A, Hernandez C,  
Livingston, Payne, Travers, Wilmeth, Senators Carroll, Shope

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.