

House Engrossed Senate Bill  
administrative review; approvals; developments

State of Arizona  
Senate  
Fifty-sixth Legislature  
First Regular Session  
2023

# SENATE BILL 1103

AN ACT

AMENDING TITLE 9, CHAPTER 4, ARTICLE 8, ARIZONA REVISED STATUTES, BY  
ADDING SECTION 9-500.49; AMENDING TITLE 11, CHAPTER 2, ARTICLE 4, ARIZONA  
REVISED STATUTES, BY ADDING SECTION 11-269.27; RELATING TO MUNICIPAL  
POWERS.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Title 9, chapter 4, article 8, Arizona Revised Statutes,  
3 is amended by adding section 9-500.49, to read:

4 9-500.49. Administrative review and approval;  
5 self-certification program; expedited approval

6 A. NOTWITHSTANDING ANY OTHER LAW, THE LEGISLATIVE BODY OF A CITY OR  
7 TOWN MAY BY ORDINANCE DO THE FOLLOWING:

8 1. AUTHORIZE ADMINISTRATIVE PERSONNEL TO REVIEW AND APPROVE SITE  
9 PLANS, DEVELOPMENT PLANS, LAND DIVISIONS, LOT LINE ADJUSTMENTS, LOT TIES,  
10 PRELIMINARY PLATS, FINAL PLATS AND PLAT AMENDMENTS WITHOUT A PUBLIC  
11 HEARING.

12 2. AUTHORIZE ADMINISTRATIVE PERSONNEL TO REVIEW AND APPROVE DESIGN  
13 REVIEW PLANS BASED ON OBJECTIVE STANDARDS WITHOUT A PUBLIC HEARING.

14 3. ADOPT A SELF-CERTIFICATION PROGRAM ALLOWING REGISTERED  
15 ARCHITECTS AND PROFESSIONAL ENGINEERS TO CERTIFY AND BE RESPONSIBLE FOR  
16 COMPLIANCE WITH ALL APPLICABLE ORDINANCES AND CONSTRUCTION STANDARDS FOR  
17 PROJECTS THAT THE ORDINANCE IDENTIFIES AS BEING QUALIFIED FOR  
18 SELF-CERTIFICATION.

19 4. ALLOW AT-RISK SUBMITTALS FOR CERTAIN ON-SITE PRELIMINARY GRADING  
20 AND DRAINAGE WORK OR INFRASTRUCTURE.

21 5. ALLOW APPLICANTS WITH A HISTORY OF COMPLIANCE WITH BUILDING  
22 CODES AND REGULATIONS TO BE ELIGIBLE FOR EXPEDITED PERMIT REVIEW.

23 B. APPLICATIONS FOR A LICENSE PURSUANT TO THIS SECTION ARE SUBJECT  
24 TO CHAPTER 7, ARTICLE 4 OF THIS TITLE.

25 C. FOR THE PURPOSES OF THIS SECTION, "OBJECTIVE" MEANS NOT  
26 INFLUENCED BY PERSONAL INTERPRETATION, TASTE OR FEELINGS OF A MUNICIPAL  
27 EMPLOYEE AND VERIFIABLE BY REFERENCE TO AN ADOPTED BENCHMARK, STANDARD OR  
28 CRITERION AVAILABLE AND KNOWABLE BY THE APPLICANT OR PROPONENT.

29 Sec. 2. Title 11, chapter 2, article 4, Arizona Revised Statutes,  
30 is amended by adding section 11-269.27, to read:

31 11-269.27. Administrative review and approval;  
32 self-certification program; expedited approval

33 A. NOTWITHSTANDING ANY OTHER LAW, THE BOARD OF SUPERVISORS OF A  
34 COUNTY MAY BY ORDINANCE DO THE FOLLOWING:

35 1. AUTHORIZE ADMINISTRATIVE PERSONNEL TO REVIEW AND APPROVE SITE  
36 PLANS, DEVELOPMENT PLANS, LAND DIVISIONS, LOT LINE ADJUSTMENTS, LOT TIES,  
37 PRELIMINARY PLATS, FINAL PLATS AND PLAT AMENDMENTS WITHOUT A PUBLIC  
38 HEARING.

39 2. AUTHORIZE ADMINISTRATIVE PERSONNEL TO REVIEW AND APPROVE DESIGN  
40 PLANS BASED ON OBJECTIVE STANDARDS WITHOUT A PUBLIC HEARING.

41 3. ADOPT A SELF-CERTIFICATION PROGRAM ALLOWING REGISTERED  
42 ARCHITECTS AND PROFESSIONAL ENGINEERS TO CERTIFY AND BE RESPONSIBLE FOR  
43 COMPLIANCE WITH ALL APPLICABLE ORDINANCES AND CONSTRUCTION STANDARDS FOR  
44 PROJECTS THAT THE ORDINANCE IDENTIFIES AS BEING QUALIFIED FOR  
45 SELF-CERTIFICATION.

- 1           4. ALLOW AT-RISK SUBMITTALS FOR CERTAIN ON-SITE PRELIMINARY GRADING  
2 AND DRAINAGE WORK OR INFRASTRUCTURE.
- 3           5. ALLOW APPLICANTS WITH A HISTORY OF COMPLIANCE WITH BUILDING  
4 CODES AND REGULATIONS TO BE ELIGIBLE FOR EXPEDITED PERMIT REVIEW.
- 5           B. APPLICATIONS FOR A LICENSE PURSUANT TO THIS SECTION ARE SUBJECT  
6 TO CHAPTER 11, ARTICLE 1 OF THIS TITLE.
- 7           C. FOR THE PURPOSES OF THIS SECTION, "OBJECTIVE" MEANS NOT  
8 INFLUENCED BY PERSONAL INTERPRETATION, TASTE OR FEELINGS OF A COUNTY  
9 EMPLOYEE AND VERIFIABLE BY REFERENCE TO AN ADOPTED BENCHMARK, STANDARD OR  
10 CRITERION AVAILABLE AND KNOWABLE BY THE APPLICANT OR PROPONENT.