

REFERENCE TITLE: development requests; expedited processing

State of Arizona
House of Representatives
Fifty-sixth Legislature
Second Regular Session
2024

HB 2384

Introduced by
Representative Livingston

AN ACT

AMENDING TITLE 9, CHAPTER 4, ARTICLE 6.4, ARIZONA REVISED STATUTES, BY
ADDING SECTION 9-469; AMENDING TITLE 11, CHAPTER 2, ARTICLE 9, ARIZONA
REVISED STATUTES, BY ADDING SECTION 11-324; 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. Title 9, chapter 4, article 6.4, Arizona Revised
3 Statutes, is amended by adding section 9-469, to read:

4 9-469. Development request; expedited processing; definitions

5 A. NOTWITHSTANDING ANY OTHER LAW, A MUNICIPALITY SHALL APPROVE A
6 REQUEST SUBMITTED BY AN APPLICANT FOR DEVELOPMENT IN THE MUNICIPALITY
7 WITHIN SIXTY DAYS AFTER RECEIPT OF THE REQUEST.

8 B. IF THE MUNICIPALITY DOES NOT RESPOND TO THE REQUEST WITHIN SIXTY
9 DAYS AFTER RECEIPT OF THE REQUEST, THE REQUEST IS DEEMED APPROVED.

10 C. IF THE MUNICIPALITY APPROVES THE REQUEST, THE MUNICIPALITY MAY
11 NOT IMPOSE ANY ADDITIONAL REQUIREMENTS ON THE APPLICANT RELATED TO THE
12 REQUEST.

13 D. IF THE MUNICIPALITY DENIES THE REQUEST, THE MUNICIPALITY SHALL
14 STATE IN WRITING THE REASONS FOR THE DENIAL.

15 E. IF THE REQUEST IS DEEMED INCOMPLETE, THE MUNICIPALITY SHALL
16 STATE IN WRITING THE REASONS THE REQUEST WAS DEEMED INCOMPLETE. IF THE
17 MUNICIPALITY PROVIDES NOTICE TO THE APPLICANT THAT THE REQUEST IS
18 INCOMPLETE WITHIN FIFTEEN DAYS AFTER THE MUNICIPALITY RECEIVES THE
19 REQUEST, THE SIXTY-DAY TIME FRAME FOR APPROVAL OF THE REQUEST PRESCRIBED
20 IN SUBSECTION A OF THIS SECTION SHALL RESET AS OF THE DATE THE
21 MUNICIPALITY PROVIDES WRITTEN NOTICE TO THE APPLICANT THAT THE REQUEST IS
22 INCOMPLETE. FOR THE PURPOSES OF THIS SUBSECTION, A REQUEST IS DEEMED
23 INCOMPLETE IF IT DOES NOT CONTAIN ALL OF THE INFORMATION REQUIRED BY LAW
24 OR BY A PREVIOUSLY ADOPTED MUNICIPAL RULE, ORDINANCE OR POLICY.

25 F. FOR THE PURPOSES OF THIS SECTION:

26 1. "APPLICANT" MEANS A PERSON THAT SUBMITS A REQUEST OR A PERSON
27 THAT SUBMITS A REQUEST ON BEHALF OF A THIRD PARTY.

28 2. "REQUEST" MEANS AN APPLICATION FOR GOVERNMENTAL APPROVAL OF AN
29 ACTION RELATED TO THE DEVELOPMENT OF A RESIDENTIAL, MULTIFAMILY,
30 COMMERCIAL OR INDUSTRIAL IMPROVEMENT IN THE MUNICIPALITY.

31 Sec. 2. Title 11, chapter 2, article 9, Arizona Revised Statutes,
32 is amended by adding section 11-324, to read:

33 11-324. Development; request; expedited processing;
34 definitions

35 A. NOTWITHSTANDING ANY OTHER LAW, A COUNTY SHALL APPROVE A REQUEST
36 SUBMITTED BY AN APPLICANT FOR DEVELOPMENT IN THE COUNTY WITHIN SIXTY DAYS
37 AFTER RECEIPT OF THE REQUEST.

38 B. IF THE COUNTY DOES NOT RESPOND TO THE REQUEST WITHIN SIXTY DAYS
39 AFTER RECEIPT OF THE REQUEST, THE REQUEST IS DEEMED APPROVED.

40 C. IF THE COUNTY APPROVES THE REQUEST, THE COUNTY MAY NOT IMPOSE
41 ANY ADDITIONAL REQUIREMENTS ON THE APPLICANT RELATED TO THE REQUEST.

42 D. IF THE COUNTY DENIES THE REQUEST, THE COUNTY SHALL STATE IN
43 WRITING THE REASONS FOR THE DENIAL.

1 E. IF THE REQUEST IS DEEMED INCOMPLETE, THE COUNTY SHALL STATE IN
2 WRITING THE REASONS THE REQUEST WAS DEEMED INCOMPLETE. IF THE COUNTY
3 PROVIDES NOTICE TO THE APPLICANT THAT THE REQUEST IS INCOMPLETE WITHIN
4 FIFTEEN DAYS AFTER THE COUNTY RECEIVES THE REQUEST, THE SIXTY-DAY TIME
5 FRAME FOR APPROVAL OF THE REQUEST PRESCRIBED IN SUBSECTION A OF THIS
6 SECTION SHALL RESET AS OF THE DATE THE COUNTY PROVIDES WRITTEN NOTICE TO
7 THE APPLICANT THAT THE REQUEST IS INCOMPLETE. FOR THE PURPOSES OF THIS
8 SUBSECTION, A REQUEST IS DEEMED INCOMPLETE IF IT DOES NOT CONTAIN ALL OF
9 THE INFORMATION REQUIRED BY LAW OR BY A PREVIOUSLY ADOPTED COUNTY RULE,
10 ORDINANCE OR POLICY.

11 F. FOR THE PURPOSES OF THIS SECTION:

12 1. "APPLICANT" MEANS A PERSON THAT SUBMITS A REQUEST OR A PERSON
13 THAT SUBMITS A REQUEST ON BEHALF OF A THIRD PARTY.

14 2. "REQUEST" MEANS AN APPLICATION FOR GOVERNMENTAL APPROVAL OF AN
15 ACTION RELATED TO THE DEVELOPMENT OF A RESIDENTIAL, MULTIFAMILY,
16 COMMERCIAL OR INDUSTRIAL IMPROVEMENT IN THE COUNTY.

17 Sec. 3. Effective date

18 Sections 9-469 and 11-324, Arizona Revised Statutes, as added by
19 this act, are effective from and after December 31, 2024.