

REFERENCE TITLE: zoning; regulations; mobile homes

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

## **HB 2669**

Introduced by  
Representatives Aguilar: Austin, Crews, Ortiz, Peshlakai, Sun, Tsosie;  
Senator Hernandez

AN ACT

AMENDING TITLE 9, CHAPTER 4, ARTICLE 6.1, ARIZONA REVISED STATUTES, BY  
ADDING SECTION 9-462.10; RELATING TO MUNICIPAL ZONING.

(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 6.1, Arizona Revised  
3 Statutes, is amended by adding section 9-462.10, to read:

4 9-462.10. Zoning; mobile home park; mobile homes;  
5 applicability; definitions

6 A. NOTWITHSTANDING ANY OTHER LAW, ON ANY VACANT LAND IN AN AREA  
7 THAT IS ZONED FOR SINGLE-FAMILY RESIDENTIAL USE, A MUNICIPALITY MAY NOT  
8 REQUIRE ANY TYPE OF USE PERMIT TO DEVELOP A NEW MOBILE HOME PARK.

9 B. NOTWITHSTANDING ANY OTHER LAW, IN ANY AREA ZONED FOR RESIDENTIAL  
10 USE, A MUNICIPALITY MAY NOT PROHIBIT PLACING A NEW MOBILE HOME THAT  
11 COMPLIES WITH UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
12 CODE AND THAT WILL BE TITLED AS REAL PROPERTY AFTER PURCHASE. A  
13 MUNICIPALITY MAY REQUIRE THAT THE MOBILE HOME BE AFFIXED TO A PERMANENT  
14 FOUNDATION THAT IS AT AN EQUIVALENT LEVEL AS THE REQUIREMENT FOR A  
15 FOUNDATION FOR A SINGLE-FAMILY DWELLING WITHIN THE MUNICIPALITY.

16 C. THIS SECTION APPLIES TO MUNICIPALITIES WITH A POPULATION OF MORE  
17 THAN THIRTY THOUSAND PERSONS.

18 D. FOR THE PURPOSES OF THIS SECTION:

19 1. "MOBILE HOME" HAS THE SAME DEFINITION PRESCRIBED IN SECTION  
20 33-1409.

21 2. "MOBILE HOME PARK" HAS THE SAME DEFINITION PRESCRIBED IN SECTION  
22 33-1409.