



ARIZONA STATE SENATE
Fifty-Seventh Legislature, First Regular Session

AMENDED
FACT SHEET FOR S.B. 1286

counties; board; administrative review; approval

Purpose

Expands the administrative review and approval of certain planning and development documentation by a county.

Background

In 2023, the Legislature enacted legislation allowing a county by ordinance to: 1) authorize administrative personnel to review and approve site plans, development plans, land divisions, lot line adjustments, lot ties, preliminary plats, final plats, plat amendments and design plans based on objective standards without a public hearing; 2) adopt a self-certification program allowing registered architects and professional engineers to certify and be responsible for compliance with all applicable ordinances and construction standards for projects that the ordinance identifies as being qualified for self-certification; 3) allow at-risk submittals for certain on-site preliminary grading and drainage work or infrastructure; and 4) allow applicants with a history of compliance with building codes and regulations to be eligible for expedited permit review ([A.R.S. § 11-269.27; Laws 2023, Ch. 1](#))

Statute outlines county subdivision regulations, including plat approvals. A county board of supervisors (BOS) must regulate the subdivision of all lands within its corporate limits, except subdivisions that are regulated by municipalities. A plat of subdivision of land within the area of a county's jurisdiction must not be accepted for recording or recorded until it has been approved by the county BOS ([A.R.S. Title 11, Chapter 6, Article 3](#)).

There is no anticipated fiscal impact to the state General Fund associated with this legislation.

Provisions

1. Allows a county BOS by ordinance to authorize administrative personnel to review and approve assurances without a public hearing.
2. Specifies that a county employee authorized by an adopted county ordinance, rather than only the county BOS, may review and approve subdivision plats.
3. Defines *license* as the whole or part of any municipal permit, certificate, approval, registration, charter or similar form of permission required by law, excluding a transaction privilege tax license.
4. Makes technical and conforming changes.

5. Becomes effective on the general effective date.

Amendment Adopted by Committee of the Whole

- Clarifies that a county employee, rather than a person, authorized by an adopted ordinance may review and approve subdivision plats.

Senate Action

RAGE 2/5/25 DP 6-0-1

Prepared by Senate Research

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