



ARIZONA STATE SENATE
Fifty-Seventh Legislature, First Regular Session

FACT SHEET FOR H.B. 2447

self-certification program; administrative review

Purpose

Requires, rather than allows, a city or town by ordinance to authorize administrative personnel to review and approve certain development documents.

Background

In 2023, the Legislature enacted legislation allowing a city or town 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. Applications for a license in accordance with the administrative review and approval requirements are subject to the statutory licensing time frame requirements. ([A.R.S. § 9-500.49](#); [Laws 2023, Ch. 1](#)).

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

Provisions

1. Requires, rather than allows, the legislative body of a city or town by ordinance to do the following:
 - a) authorize administrative personnel to review and approve site plans, development plans, land divisions, lot line adjustments, lot ties, preliminary plats, final plats and plat amendments without a public hearing;
 - b) authorize administrative personnel to review and approve design review plans based on objective standards without a public hearing;
 - c) allow at-risk submittals for certain on-site preliminary grading and drainage work on infrastructure; and
 - d) allow applicants with a history of compliance with building codes and regulations to be eligible for expedited permit review.
2. Defines *license* as including 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.

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3. Becomes effective on January 1, 2026.

House Action

COM	2/11/25	DP	8-1-0-1
3 rd Read	2/25/25		38-22-0

Prepared by Senate Research

March 10, 2025

JT/ci