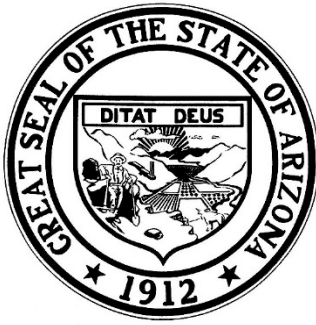




Bill Number: S.B. 1529

Petersen ADD COW Floor Amendment

Reference to: Senate engrossed bill

Amendment drafted by: Leg Council

FLOOR AMENDMENT EXPLANATION

- 1. Adds that a class 1 preapproved housing design plan for single-family homes may include plans that range in three sizes beginning with the minimum single-family home size allowed by the municipality.**
- 2. Specifies, for a class 3 preapproved housing design plan for accessory dwelling units, a municipality must provide plans that range in size from 200, 600 and 1,000 square feet, rather than range in size to include the minimum and maximum square footage allowed by the municipality.**
- 3. Allows a municipality to require a person or entity to release and indemnify the municipality and its employees and contractors as a condition of using a standard preapproved housing design plan for construction.**
- 4. Specifies that the class 1 and class 4 preapproved housing design plans for single-family homes and accessory dwelling units must be established by July 1, 2026.**
- 5. Specifies that the class 2 and class 3 preapproved housing design plans for duplexes and triplexes must be established by July 1, 2027.**
- 6. Makes conforming changes.**

ADDITIONAL COW
PETERSEN FLOOR AMENDMENT
SENATE AMENDMENTS TO S.B. 1529
(Reference to Senate engrossed bill)

Amendment instruction key:

[GREEN UNDERLINING IN BRACKETS] indicates text added to statute or previously enacted session law.

[Green underlining in brackets] indicates text added to new session law or text restoring existing law.

[~~GREEN STRIKEOUT IN BRACKETS~~] indicates new text removed from statute or previously enacted session law.

[~~Green strikeout in brackets~~] indicates text removed from existing statute, previously enacted session law or new session law.

<<Green carets>> indicate a section added to the bill.

<<~~Green strikeout in carets~~>> indicates a section removed from the bill.

1 The bill as proposed to be amended is reprinted as follows:

2 Section 1. Title 9, chapter 4, article 6, Arizona Revised Statutes,
3 is amended by adding section 9-461.19, to read:

4 9-461.19. Municipal housing; standard preapproved housing
5 design plans; indemnification; definition

6 A. A MUNICIPALITY SHALL ESTABLISH STANDARD PREAPPROVED HOUSING
7 DESIGN PLANS. THE STANDARD PREAPPROVED HOUSING DESIGN PLANS DEVELOPED BY
8 THE MUNICIPALITY SHALL INCLUDE AT LEAST THREE DIFFERENT ELEVATION OPTIONS
9 FOR EACH CLASS OF STANDARD PREAPPROVED HOUSING DESIGN PLAN. THE STANDARD
10 PREAPPROVED HOUSING DESIGN PLAN CLASSES ARE:

11 1. CLASS 1. [BEGINNING JULY 1, 2026.] IN AREAS ZONED AS
12 SINGLE-FAMILY RESIDENTIAL, THE MUNICIPALITY SHALL CREATE AT LEAST THREE
13 STANDARD PREAPPROVED HOUSING DESIGN PLANS FOR SINGLE-FAMILY HOMES, WHICH
14 MUST RANGE IN SIZE FROM EIGHT HUNDRED SQUARE FEET TO TWO THOUSAND SQUARE
15 FEET PER SINGLE-FAMILY HOME [, OR THREE SINGLE-FAMILY HOME SIZES BEGINNING
16 WITH THE MINIMUM SINGLE-FAMILY HOME SIZE ALLOWED BY THE MUNICIPALITY].

17 2. CLASS 2. [BEGINNING JANUARY 1, 2027.] IN AREAS ZONED AS
18 SINGLE-FAMILY RESIDENTIAL THAT ALLOW FOR THE DEVELOPMENT OF DUPLEXES, THE
19 MUNICIPALITY SHALL CREATE AT LEAST THREE STANDARD PREAPPROVED HOUSING
20 DESIGN PLANS FOR DUPLEX HOMES, WHICH MUST RANGE FROM FOUR HUNDRED SQUARE
21 FEET TO ONE THOUSAND SQUARE FEET PER DUPLEX UNIT.

22 3. CLASS 3. [BEGINNING JANUARY 1, 2027.] IN AREAS ZONED AS
23 SINGLE-FAMILY RESIDENTIAL THAT ALLOW FOR THE DEVELOPMENT OF TRIPLEXES, THE
24 MUNICIPALITY SHALL CREATE AT LEAST THREE STANDARD PREAPPROVED HOUSING
25 DESIGN PLANS FOR TRIPLEX HOMES, WHICH MUST RANGE IN SIZE FROM FOUR HUNDRED
26 SQUARE FEET TO ONE THOUSAND SQUARE FEET PER TRIPLEX UNIT.

27 4. CLASS 4. [BEGINNING JULY 1, 2026.] IN AREAS ZONED AS
28 SINGLE-FAMILY RESIDENTIAL THAT ALLOW FOR THE DEVELOPMENT OF ACCESSORY

1 DWELLING UNITS, THE MUNICIPALITY SHALL CREATE AT LEAST THREE STANDARD
2 PREAPPROVED HOUSING DESIGN PLANS FOR ACCESSORY DWELLING UNITS [~~;, WHICH~~
3 ~~MUST RANGE IN SIZE TO INCLUDE THE MINIMUM AND MAXIMUM SQUARE FOOTAGE~~
4 ~~ALLOWED BY THE MUNICIPALITY~~]. [THE THREE STANDARD PREAPPROVED HOUSING
5 DESIGN PLANS FOR ACCESSORY DWELLING UNITS SHALL BE ONE OF THE FOLLOWING
6 SIZES:
7 (a) TWO HUNDRED SQUARE FEET.
8 (b) SIX HUNDRED SQUARE FEET.
9 (c) ONE THOUSAND SQUARE FEET.
10 B. NOTWITHSTANDING ANY OTHER LAW, A MUNICIPALITY MAY REQUIRE A
11 PERSON OR ENTITY TO RELEASE AND INDEMNIFY THE MUNICIPALITY AND THE
12 MUNICIPALITY'S EMPLOYEES AND CONTRACTORS AS A CONDITION OF USING A
13 STANDARD PREAPPROVED HOUSING DESIGN PLAN.]
14 ~~[B.]~~ [C.] FOR THE PURPOSES OF THIS SECTION, "ACCESSORY DWELLING
15 UNIT" HAS THE SAME MEANING PRESCRIBED IN SECTION 9-461.18.

16 Enroll and engross to conform
17 Amend title to conform

WARREN PETERSEN

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