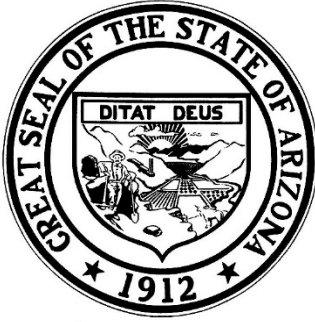




Bill Number: S.B. 1529

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 create 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 unit 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. Specifies that a municipality must establish standard preapproved housing design plans or a preapproved housing design plan program.
7. States that a preapproved housing design plan program must comply with all of the following:
 - a) the municipality must accept plan submissions for the preapproval housing design program for class 1, class 2, class 3 and class 4 plans;
 - b) the municipality must not restrict who may submit a preapproved housing design plan in accordance with the program;
 - c) the municipality must approve or deny the application for a preapproved housing design plan in accordance with the program and to the standards established for administrative review and approval;
 - d) the municipality may charge the applicant the same permitting fees that the municipality would charge an applicant who has submitted a request for approval for the same-sized class 1, class 2, class 3 and class 4 plans;

- e) a municipality must post plans that are preapproved on the municipality's official website and the posting of a preapproved Class 1, Class 2, Class 3 or Class 4 plan within the program must not constitute an endorsement by the municipality of the applicant or applicant's application for a preapproved housing design plan in accordance with the program;
- f) the municipality must post the contact information of the applicant of a preapproved housing design plan submitted in accordance with the program and the municipality is not responsible for the accuracy of the applicant's posted contact information;
- g) a municipality must remove a preapproved housings design plans submitted in accordance with the program from their official website within 30 days of receiving a request for removal from the applicant;
- h) a municipality may also admit the following class 1, class 2, class 3 and class 4 preapproved housing design plans into the program:
 - i. plans that have been developed and approved by the municipality in accordance with the standard design plans requirement.
 - ii. plans that have been developed and preapproved by other municipalities or agencies within the state.
- i) a municipality must administratively approve or deny an application for a class 1, class 2, class 3 and class 4 without discretionary review.

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 [OR A PREAPPROVED HOUSING DESIGN PLAN PROGRAM]. THE STANDARD
8 PREAPPROVED HOUSING DESIGN PLANS DEVELOPED BY THE MUNICIPALITY SHALL
9 INCLUDE AT LEAST THREE DIFFERENT ELEVATION OPTIONS FOR EACH CLASS OF
10 STANDARD PREAPPROVED HOUSING DESIGN PLAN. THE STANDARD PREAPPROVED
11 HOUSING DESIGN PLAN CLASSES ARE:

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

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

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

1 4. CLASS 4. [BEGINNING JULY 1, 2026,] IN AREAS ZONED AS
2 SINGLE-FAMILY RESIDENTIAL THAT ALLOW FOR THE DEVELOPMENT OF ACCESSORY
3 DWELLING UNITS, THE MUNICIPALITY SHALL CREATE AT LEAST THREE STANDARD
4 PREAPPROVED HOUSING DESIGN PLANS FOR ACCESSORY DWELLING UNITS [,~~WHICH~~
5 ~~MUST RANGE IN SIZE TO INCLUDE THE MINIMUM AND MAXIMUM SQUARE FOOTAGE~~
6 ~~ALLOWED BY THE MUNICIPALITY]. [THE THREE STANDARD PREAPPROVED HOUSING
7 DESIGN PLANS FOR ACCESSORY DWELLING UNITS SHALL BE ONE OF THE FOLLOWING
8 SIZES:~~

9 (a) TWO HUNDRED SQUARE FEET.

10 (b) SIX HUNDRED SQUARE FEET.

11 (c) ONE THOUSAND SQUARE FEET.

12 B. A PREAPPROVED HOUSING DESIGN PLAN PROGRAM ESTABLISHED PURSUANT
13 TO SUBSECTION A OF THIS SECTION SHALL COMPLY WITH ALL OF THE FOLLOWING:

14 1. A MUNICIPALITY SHALL ACCEPT PLAN SUBMISSIONS FOR THE PREAPPROVED
15 HOUSING DESIGN PLAN PROGRAM FOR CLASS 1, CLASS 2, CLASS 3 AND CLASS 4
16 PLANS PRESCRIBED BY SUBSECTION A OF THIS SECTION.

17 2. A MUNICIPALITY MAY NOT RESTRICT WHO MAY SUBMIT A PREAPPROVED
18 HOUSING DESIGN PLAN PURSUANT TO THE PREAPPROVED HOUSING DESIGN PLAN
19 PROGRAM.

20 3. A MUNICIPALITY SHALL APPROVE OR DENY A PREAPPROVED HOUSING
21 DESIGN PURSUANT TO THE PREAPPROVED HOUSING DESIGN PLAN PROGRAM PURSUANT TO
22 SECTION 9-500.49.

23 4. A MUNICIPALITY MAY CHARGE AN APPLICANT WHO SUBMITS A PREAPPROVED
24 HOUSING DESIGN PLAN PURSUANT TO THE PREAPPROVED HOUSING DESIGN PLAN
25 PROGRAM THE SAME FEES THAT THE MUNICIPALITY WOULD CHARGE AN APPLICANT WHO
26 HAS SUBMITTED A REQUEST FOR APPROVAL FOR THE SAME SIZED CLASS 1, CLASS 2,
27 CLASS 3 AND CLASS 4 PLANS APPROVED PURSUANT TO SUBSECTION A OF THIS
28 SECTION.

29 5. A MUNICIPALITY SHALL POST PLANS THAT ARE PREAPPROVED PURSUANT TO
30 THE PREAPPROVED HOUSING DESIGN PLAN PROGRAM ON THE MUNICIPALITY'S OFFICIAL
31 WEBSITE. POSTING BY THE MUNICIPALITY OF A PREAPPROVED HOUSING DESIGN PLAN
32 PURSUANT TO THE PREAPPROVED HOUSING DESIGN PLAN PROGRAM DOES NOT
33 CONSTITUTE AN ENDORSEMENT BY THE MUNICIPALITY OF THE APPLICANT OR THE
34 APPLICANT'S APPLICATION FOR A PREAPPROVED HOUSING DESIGN PLAN PURSUANT TO
35 THE PREAPPROVED HOUSING DESIGN PLAN PROGRAM.

36 6. A MUNICIPALITY SHALL POST THE CONTACT INFORMATION OF THE
37 APPLICANT OF PREAPPROVED HOUSING DESIGN PLANS SUBMITTED PURSUANT TO THE
38 PREAPPROVED HOUSING DESIGN PLAN PROGRAM. THE MUNICIPALITY IS NOT
39 RESPONSIBLE FOR THE ACCURACY OF THE APPLICANT'S POSTED CONTACT
40 INFORMATION.

41 7. A MUNICIPALITY SHALL REMOVE A PREAPPROVED HOUSING DESIGN PLAN
42 SUBMITTED PURSUANT TO THE PREAPPROVED HOUSING DESIGN PLAN PROGRAM FROM THE
43 MUNICIPALITY'S OFFICIAL WEBSITE WITHIN THIRTY DAYS AFTER RECEIVING A
44 REQUEST FROM THE APPLICANT TO REMOVE THE PREAPPROVED HOUSING DESIGN PLAN.

45 8. A MUNICIPALITY MAY INCLUDE THE FOLLOWING CLASS 1, CLASS 2, CLASS
46 3 AND CLASS 4 PREAPPROVED HOUSING DESIGN PLANS IN THE PREAPPROVED HOUSING
47 DESIGN PLAN PROGRAM:

1 (a) PLANS THAT ARE DEVELOPED AND APPROVED PURSUANT TO SUBSECTION A
2 OF THIS SECTION.

3 (b) PLANS THAT HAVE BEEN DEVELOPED AND PREAPPROVED BY OTHER
4 MUNICIPALITIES OR AGENCIES IN THIS STATE.

5 9. A MUNICIPALITY SHALL ADMINISTRATIVELY APPROVE OR DENY AN
6 APPLICATION FOR A CLASS 1, CLASS 2, CLASS 3 OR CLASS 4 PREAPPROVED HOUSING
7 DESIGN PLAN SUBMITTED PURSUANT TO THE PREAPPROVED HOUSING DESIGN PLAN
8 PROGRAM WITHOUT DISCRETIONARY REVIEW.

9 C. NOTWITHSTANDING ANY OTHER LAW, A MUNICIPALITY MAY REQUIRE A
10 PERSON OR ENTITY TO RELEASE AND INDEMNIFY THE MUNICIPALITY AND THE
11 MUNICIPALITY'S EMPLOYEES AND CONTRACTORS AS A CONDITION OF USING A
12 STANDARD PREAPPROVED HOUSING DESIGN PLAN.]

13 [B.] [D.] FOR THE PURPOSES OF THIS SECTION, "ACCESSORY DWELLING
14 UNIT" HAS THE SAME MEANING PRESCRIBED IN SECTION 9-461.18.

15 Enroll and engross to conform

16 Amend title to conform

WARREN PETERSEN

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