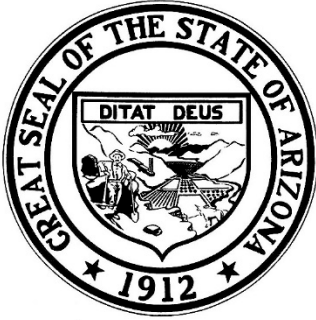


## HOUSE FLOOR AMENDMENT EXPLANATION



Bill Number: **SB 1543**

Chaplik Floor Amendment

- 
1. Requires employees at the international headquarters located at the campus to work on-site at the headquarters at least 40 hours per week and may not work in a remote capacity at any time.
  2. Removes the legislative findings.
  3. Makes a technical change.

Amendment explanation prepared by Luca Moldovan

Phone Number 63250

lm

4/3/2024

CHAPLIK FLOOR AMENDMENT  
HOUSE OF REPRESENTATIVES AMENDMENTS TO S.B. 1543  
(Reference to INTERNATIONAL TRADE S/E Committee amendment)

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 Strike everything after the enacting clause and insert:

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

5 9-461.19. Municipal allowed ancillary use; multifamily  
6 residential housing; hotel use; regulations;  
7 compliance; applicability; definitions

8 A. NOTWITHSTANDING ANY OTHER LAW, A MUNICIPALITY WITH A POPULATION  
9 OF TWO HUNDRED THOUSAND OR MORE PERSONS BUT NOT MORE THAN FIVE HUNDRED  
10 THOUSAND PERSONS SHALL ALLOW HOTEL USE AND MULTIFAMILY RESIDENTIAL HOUSING  
11 AS AN ALLOWED ANCILLARY USE IN A ZONING DISTRICT THAT ALLOWS LIGHT  
12 INDUSTRIAL USE WITHOUT REQUIRING ANY TYPE OF APPLICATION THAT WILL REQUIRE  
13 A PUBLIC HEARING IF THE ANCILLARY USE MEETS BOTH OF THE FOLLOWING  
14 CRITERIA:

15 1. THE ANCILLARY USE IS LOCATED WITHIN AN INTERNATIONAL  
16 HEADQUARTERS CAMPUS THAT IS SOLELY OWNED BY EITHER A SINGLE ENTITY OR  
17 RELATED ENTITIES AT THE TIME THAT DEVELOPMENT OF THE INTERNATIONAL  
18 HEADQUARTERS CAMPUS COMMENCES AND, ON COMPLETION, THE INTERNATIONAL  
19 HEADQUARTERS ON THE INTERNATIONAL HEADQUARTERS CAMPUS ~~[WILL EMPLOY]~~  
20 [EMPLOYS] MORE THAN TWO THOUSAND FULL-TIME EMPLOYEES AT AN AVERAGE ANNUAL  
21 COMPENSATION OF MORE THAN ONE HUNDRED TWENTY-FIVE PERCENT OF THE MEDIAN  
22 WAGE OF THE COUNTY WHERE THE INTERNATIONAL HEADQUARTERS CAMPUS IS  
23 LOCATED. [PERSONS EMPLOYED AT THE INTERNATIONAL HEADQUARTERS LOCATED ON  
24 THE INTERNATIONAL HEADQUARTERS CAMPUS PURSUANT TO THIS PARAGRAPH ARE  
25 REQUIRED TO WORK ON-SITE AT THE INTERNATIONAL HEADQUARTERS LOCATED ON THE  
26 INTERNATIONAL HEADQUARTERS CAMPUS AT LEAST FORTY HOURS PER WEEK AND MAY  
27 NOT WORK IN A REMOTE CAPACITY AT ANY TIME.]

28 2. THE INTERNATIONAL HEADQUARTERS CAMPUS THAT CONTAINS THE  
29 ANCILLARY USE IS BOUND BY A RECORDED INSTRUMENT THAT IS ENFORCEABLE BY THE  
30 MUNICIPALITY AND THAT DOES BOTH OF THE FOLLOWING:

1 (a) RESTRICTS OCCUPANCY IN AT LEAST TWENTY PERCENT OF THE  
2 MULTIFAMILY RESIDENTIAL HOUSING UNITS LOCATED ON THE INTERNATIONAL  
3 HEADQUARTERS CAMPUS TO INDIVIDUALS EMPLOYED AT THE INTERNATIONAL  
4 HEADQUARTERS AND THE FAMILIES OF INDIVIDUALS EMPLOYED AT THE INTERNATIONAL  
5 HEADQUARTERS. THE RECORDED INSTRUMENT MUST ALSO PROVIDE THAT THE  
6 MUNICIPALITY WHERE THE INTERNATIONAL HEADQUARTERS CAMPUS IS LOCATED, IN  
7 THE MUNICIPALITY'S SOLE AND ABSOLUTE DISCRETION, MAY WAIVE THE OCCUPANCY  
8 REQUIREMENT.

9 (b) PROHIBITS AN AGREEMENT FOR OCCUPANCY OF ANY MULTIFAMILY  
10 RESIDENTIAL HOUSING UNIT WITHIN THE INTERNATIONAL HEADQUARTERS CAMPUS FOR  
11 A PERIOD OF LESS THAN NINETY CONSECUTIVE DAYS AND LIMITS OCCUPANCY TO THE  
12 SAME OCCUPANTS FOR THE ENTIRETY OF THE NINETY CONSECUTIVE DAYS UNLESS A  
13 TENANT OF THE MULTIFAMILY RESIDENTIAL HOUSING UNIT IS AN EMPLOYEE OR  
14 CONTRACTOR OF AN ENTITY LOCATED WITHIN THE INTERNATIONAL HEADQUARTERS  
15 CAMPUS AND THAT EMPLOYEE OR CONTRACTOR PERFORMS JOB DUTIES AT THE  
16 INTERNATIONAL HEADQUARTERS. THIS SUBDIVISION DOES NOT APPLY TO  
17 MULTIFAMILY HOUSING DEVELOPMENTS THAT ARE PLATTED FOR INDIVIDUAL OWNERSHIP  
18 OF UNITS.

19 B. AN ANCILLARY USE IS SUBJECT TO COMPLIANCE WITH GENERALLY  
20 APPLICABLE MUNICIPAL BUILDING CODES AND FIRE CODES AND THE OBJECTIVE  
21 DEVELOPMENT STANDARDS PURSUANT TO SUBSECTION E OF THIS SECTION.

22 C. THE GOVERNING BODY OF THE MUNICIPALITY MAY NOT WITHHOLD A  
23 BUILDING PERMIT OR A CERTIFICATE OF OCCUPANCY FOR AN ANCILLARY USE THAT  
24 COMPLIES WITH ONE OF THE FOLLOWING:

25 1. FOR INTERNATIONAL HEADQUARTERS CAMPUSES THAT INCLUDE MULTIFAMILY  
26 RESIDENTIAL HOUSING UNITS AS AN ANCILLARY USE PURSUANT TO THIS SECTION, A  
27 MUNICIPALITY SHALL ALLOW A NUMBER OF MULTIFAMILY RESIDENTIAL UNITS WITHIN  
28 THE INTERNATIONAL HEADQUARTERS CAMPUS THAT ARE EQUAL TO OR MORE THAN THE  
29 NUMBER OF GROSS ACRES IN THE INTERNATIONAL HEADQUARTERS CAMPUS MULTIPLIED  
30 BY TWENTY-EIGHT.

31 2. FOR CAMPUSES THAT INCLUDE HOTEL USE AS AN ANCILLARY USE PURSUANT  
32 TO THIS SECTION, A MUNICIPALITY SHALL ALLOW A NUMBER OF HOTEL ROOMS WITHIN  
33 THE INTERNATIONAL HEADQUARTERS CAMPUS EQUAL TO OR MORE THAN THE NUMBER OF  
34 GROSS ACRES IN THE INTERNATIONAL HEADQUARTERS CAMPUS MULTIPLIED BY  
35 SEVEN. NOT MORE THAN TEN PERCENT OF THE HOTEL ROOMS WITHIN THE  
36 INTERNATIONAL HEADQUARTERS CAMPUS SHALL BE ALLOWED AS FOR-SALE RESIDENTIAL  
37 UNITS WITHIN THE HOTEL. THE MUNICIPALITY IS NOT REQUIRED TO ALLOW AN  
38 AGGREGATE NUMBER OF HOTEL ROOMS AND MULTIFAMILY RESIDENTIAL HOUSING UNITS  
39 AS AN ANCILLARY USE WITHIN THE INTERNATIONAL HEADQUARTERS CAMPUS OF MORE  
40 THAN THE NUMBER OF GROSS ACRES IN THE INTERNATIONAL HEADQUARTERS CAMPUS  
41 MULTIPLIED BY THIRTY-FIVE.

42 D. FOR CAMPUSES THAT INCLUDE HOTEL USE OR MULTIFAMILY RESIDENTIAL  
43 HOUSING UNITS AS AN ANCILLARY USE PURSUANT TO THIS SECTION, A MUNICIPALITY  
44 SHALL ALLOW COMPLEMENTARY RETAIL AND RESTAURANT USE WITHIN THE  
45 INTERNATIONAL HEADQUARTERS CAMPUS.

46 E. THE FOLLOWING OBJECTIVE STANDARDS APPLY TO AN ANCILLARY USE  
47 BUILDING DEVELOPED PURSUANT TO THIS SECTION:

1       1. A MUNICIPALITY MAY LIMIT THE HEIGHT OF THE ANCILLARY USE  
2 BUILDING TO TWO STORIES IN A INTERNATIONAL HEADQUARTERS CAMPUS SITE THAT  
3 IS LOCATED DIRECTLY ADJACENT TO AND WITHIN ONE HUNDRED FEET OF AN AREA  
4 THAT IS ZONED FOR SINGLE-FAMILY RESIDENTIAL USE.

5       2. EXCEPT PURSUANT TO PARAGRAPH 1 OF THIS SUBSECTION, A  
6 MUNICIPALITY MAY NOT RESTRICT THE MAXIMUM HEIGHT OF THE ANCILLARY USE  
7 BUILDING TO LESS THAN SIX STORIES, NOT INCLUDING MECHANICAL SCREENING OR  
8 ROOFTOP APPURTENANCES.

9       3. ANY UTILITY PROVIDER THAT MAY PROVIDE UTILITY SERVICE TO THE  
10 ANCILLARY USE DEVELOPMENT MAY REVIEW CONSTRUCTION DOCUMENTS TO ENSURE  
11 ADEQUATE WATER AND SEWER CAPACITY IMPACTED BY THE PROPOSED ANCILLARY USE  
12 DEVELOPMENT.

13       4. EXISTING MUNICIPAL ZONING ORDINANCES FOR SETBACK AND PARKING  
14 REQUIREMENTS FOR THE PROPOSED ANCILLARY USE DEVELOPMENT APPLY.

15       F. A BUILDING PERMIT FOR AN ANCILLARY USE BUILDING DEVELOPED  
16 PURSUANT TO THIS SECTION MAY NOT BE OBTAINED UNTIL THE MUNICIPALITY ISSUES  
17 A BUILDING PERMIT FOR CONSTRUCTION OF THE INTERNATIONAL HEADQUARTERS  
18 BUILDING. A CERTIFICATE OF OCCUPANCY MAY NOT BE GRANTED FOR AN ANCILLARY  
19 USE BUILDING DEVELOPED PURSUANT TO THIS SECTION BEFORE THE MUNICIPALITY  
20 GRANTS A CERTIFICATE OF OCCUPANCY FOR THE INTERNATIONAL HEADQUARTERS  
21 BUILDING.

22       G. NOTWITHSTANDING SUBSECTION F OF THIS SECTION, IF SUBSTANTIAL  
23 CONSTRUCTION OF THE INTERNATIONAL HEADQUARTERS BUILDING HAS COMMENCED, A  
24 CERTIFICATE OF OCCUPANCY MAY BE GRANTED FOR AN ANCILLARY USE BUILDING  
25 DEVELOPED PURSUANT TO THIS SECTION BEFORE THE MUNICIPALITY GRANTS A  
26 CERTIFICATE OF OCCUPANCY FOR THE INTERNATIONAL HEADQUARTERS BUILDING IF  
27 THE STATE LAND DEPARTMENT HAS RECEIVED A BOND, A LETTER OF CREDIT OR ANY  
28 OTHER SUFFICIENT FINANCIAL ASSURANCE THAT, IN THE REASONABLE DISCRETION OF  
29 THE STATE LAND COMMISSIONER, PROVIDES FOR PAYMENT TO THE STATE LAND TRUST  
30 OF AN AMOUNT EQUAL TO THE MARKET SALE VALUE OF THE LAND AND IMPROVEMENTS  
31 CONTAINING THE ANCILLARY USE DEVELOPMENT, LESS DEVELOPMENT COSTS, IF THE  
32 MUNICIPALITY DOES NOT GRANT A PERMANENT CERTIFICATE OF OCCUPANCY FOR THE  
33 INTERNATIONAL HEADQUARTERS BUILDING WITHIN FIVE YEARS AFTER GRANTING THE  
34 CERTIFICATE OF OCCUPANCY FOR THE ANCILLARY USE BUILDING.

35       H. A MUNICIPALITY SHALL CONSENT TO AMENDMENTS TO EXISTING  
36 DEVELOPMENT AGREEMENTS TO WHICH THE MUNICIPALITY IS A SIGNATORY THAT ARE  
37 REASONABLY NECESSARY TO ALLOW FOR THE DEVELOPMENT OF HOTEL USE OR  
38 MULTIFAMILY RESIDENTIAL USE AS AN ANCILLARY USE PURSUANT TO THIS SECTION.

39       I. THIS SECTION DOES NOT APPLY TO LAND IN THE TERRITORY IN THE  
40 VICINITY OF A MILITARY AIRPORT OR ANCILLARY MILITARY FACILITY AS DEFINED  
41 IN SECTION 28-8461.

42       J. FOR THE PURPOSES OF THIS SECTION:

43       1. "BUILDING CODE" HAS THE SAME MEANING PRESCRIBED IN SECTION  
44 9-1301.

45       2. "INTERNATIONAL HEADQUARTERS" MEANS A PRINCIPAL CENTRAL  
46 ADMINISTRATIVE OFFICE WHERE PRIMARY HEADQUARTERS-RELATED FUNCTIONS AND  
47 SERVICES ARE PERFORMED, INCLUDING FINANCIAL, PERSONNEL, ADMINISTRATIVE,

1 LEGAL, PLANNING AND SIMILAR BUSINESS FUNCTIONS, AND THAT DOES NOT REPORT  
2 TO ANY PARENT COMPANY OUTSIDE OF THIS STATE.

3 3. "INTERNATIONAL HEADQUARTERS BUILDING" MEANS THE PRIMARY BUILDING  
4 THAT CONTAINS THE INTERNATIONAL HEADQUARTERS ON THE INTERNATIONAL  
5 HEADQUARTERS CAMPUS.

6 4. "INTERNATIONAL HEADQUARTERS CAMPUS" MEANS A CONTIGUOUS AREA OF  
7 NOT LESS THAN FORTY GROSS ACRES, PORTIONS OF WHICH MAY BE SEPARATED BY  
8 PUBLIC RIGHTS-OF-WAY, ON WHICH AN INTERNATIONAL HEADQUARTERS IS LOCATED  
9 AND WHICH MAY INCLUDE ANCILLARY USE PURSUANT TO THIS SECTION.

10 5. "LIGHT INDUSTRIAL USE" INCLUDES LIGHT MANUFACTURING AND  
11 AERONAUTICAL USE.

12 6. "RELATED ENTITIES" MEANS ENTITIES THAT HAVE MORE THAN FIFTY  
13 PERCENT DIRECT OR INDIRECT COMMON OWNERSHIP.

14 7. "ZONING DISTRICT" MEANS A ZONING DISTRICT, PLANNED COMMUNITY  
15 DISTRICT, PLANNED AREA DEVELOPMENT OR PLANNED UNIT DEVELOPMENT.

16 <<Sec. 2. Legislative findings

17 The legislature finds:

18 1. That it is in the public interest of this state to encourage the  
19 location or relocation of corporate headquarters to this state.

20 2. That the development of corporate international headquarters  
21 campuses as defined in section 9-461.19, Arizona Revised Statutes, as  
22 added by this act, that include primary commercial uses as well as  
23 ancillary residential uses contribute greatly to the economic prosperity  
24 and health of this state.

25 3. That it is necessary to adopt a uniform law governing  
26 international headquarters campuses as defined in section 9-461.19,  
27 Arizona Revised Statutes, as added by this act, to encourage the  
28 development of corporate international headquarters campuses throughout  
29 this state.>>"

30 Enroll and engross to conform

31 Amend title to conform

JOSEPH CHAPLIK

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04/07/2025

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