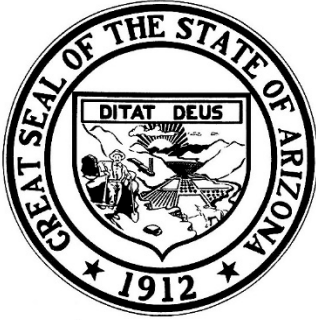


HOUSE FLOOR AMENDMENT EXPLANATION



Bill Number: **SB 1543**

Chaplik Floor Amendment

-
1. Increases the restriction of occupancy, from 20% to 50%, of the multifamily residential housing units located on the international headquarters campus (campus) to individuals who are employed at the international headquarters.
 2. Prohibits an agreement for occupancy of any multifamily residential housing unit within the campus for a period of *less than 180 days*, rather than less than 90 days, and limits occupancy to the same occupants for the entirety of the 180 days.
 3. Removes the legislative findings.

Amendment explanation prepared by Luca Moldovan

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4/3/2024

CHAPLIK FLOOR AMENDMENT #2
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 EMPLOYS MORE THAN
20 TWO THOUSAND FULL-TIME EMPLOYEES AT AN AVERAGE ANNUAL COMPENSATION OF MORE
21 THAN ONE HUNDRED TWENTY-FIVE PERCENT OF THE MEDIAN WAGE OF THE COUNTY
22 WHERE THE INTERNATIONAL HEADQUARTERS CAMPUS IS LOCATED.

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

1 (a) RESTRICTS OCCUPANCY IN AT LEAST ~~[TWENTY]~~ [FIFTY] 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]~~ [ONE HUNDRED EIGHTY] CONSECUTIVE DAYS AND
12 LIMITS OCCUPANCY TO THE SAME OCCUPANTS FOR THE ENTIRETY OF THE ~~[NINETY]~~
13 [ONE HUNDRED EIGHTY] CONSECUTIVE DAYS UNLESS A TENANT OF THE MULTIFAMILY
14 RESIDENTIAL HOUSING UNIT IS AN EMPLOYEE OR CONTRACTOR OF AN ENTITY LOCATED
15 WITHIN THE INTERNATIONAL HEADQUARTERS CAMPUS AND THAT EMPLOYEE OR
16 CONTRACTOR PERFORMS JOB DUTIES AT THE INTERNATIONAL HEADQUARTERS. THIS
17 SUBDIVISION DOES NOT APPLY TO MULTIFAMILY HOUSING DEVELOPMENTS THAT ARE
18 PLATTED FOR INDIVIDUAL OWNERSHIP 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.

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

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

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

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

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

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

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

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

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

44 J. FOR THE PURPOSES OF THIS SECTION:

45 1. "BUILDING CODE" HAS THE SAME MEANING PRESCRIBED IN SECTION
46 9-1301.

1 2. "INTERNATIONAL HEADQUARTERS" MEANS A PRINCIPAL CENTRAL
2 ADMINISTRATIVE OFFICE WHERE PRIMARY HEADQUARTERS-RELATED FUNCTIONS AND
3 SERVICES ARE PERFORMED, INCLUDING FINANCIAL, PERSONNEL, ADMINISTRATIVE,
4 LEGAL, PLANNING AND SIMILAR BUSINESS FUNCTIONS, AND THAT DOES NOT REPORT
5 TO ANY PARENT COMPANY OUTSIDE OF THIS STATE.

6 3. "INTERNATIONAL HEADQUARTERS BUILDING" MEANS THE PRIMARY BUILDING
7 THAT CONTAINS THE INTERNATIONAL HEADQUARTERS ON THE INTERNATIONAL
8 HEADQUARTERS CAMPUS.

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

13 5. "LIGHT INDUSTRIAL USE" INCLUDES LIGHT MANUFACTURING AND
14 AERONAUTICAL USE.

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

17 7. "ZONING DISTRICT" MEANS A ZONING DISTRICT, PLANNED COMMUNITY
18 DISTRICT, PLANNED AREA DEVELOPMENT OR PLANNED UNIT DEVELOPMENT.

19 ~~<<Sec. 2. Legislative findings~~

20 ~~The legislature finds:~~

21 ~~1. That it is in the public interest of this state to encourage the~~
22 ~~location or relocation of corporate headquarters to this state.~~

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

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

33 Enroll and engross to conform

34 Amend title to conform

JOSEPH CHAPLIK

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04/07/2025

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