

Legislative Update:

S.B. 1229 / H.B. 2371

April 1, 2025



PLANNING AND ZONING

- **Planning is the process of deciding how a community, city, or region should grow and develop. It involves thinking about things like:**
 - **Where should homes, businesses, and parks go?**
 - **How will roads, water, and electricity be provided?**
 - **What kind of community do people want in the future?**



PLANNING AND ZONING

- **Zoning is a tool used in planning. It divides land into different areas (zones) with rules about what can be built there. Common zones include:**
 - **Residential – For houses and apartments.**
 - **Commercial – For stores, offices, and restaurants.**
 - **Industrial – For factories and warehouses.**
 - **Mixed-Use – A combination (e.g., shops on the ground floor, apartments above).**



RESIDENTIAL ZONING

- **Cities divide neighborhoods into different residential zones, such as:**
 - **Single-Family, Multi-Family, Mixed-Use**
- **Each zone has rules like:**
 - **Size, Height, Lot Size, Setbacks, Number of Dwelling Units.**
- **Why It Matters**
 - **Keeps neighborhoods from getting too crowded.**
 - **Helps make sure streets, water, and schools can handle the number of people.**



RESIDENTIAL ZONING

- **Design review is a process that makes sure a new house or doesn't look wildly out of place in a neighborhood.**
- **Why It Exists:**
 - **Keeps neighborhoods looking nice and consistent.**
 - **Protects historic areas.**



LOCAL CONTROL

- **Local control means cities and towns get to make most decisions about planning and zoning in their area.**
- **Residents Have a Say**
- **Different Towns, Different Rules**
- **Why It Matters:**
 - **Gives communities power over their own growth.**
 - **Lets rural, suburban, and urban areas make rules that fit their needs.**



S.B. 1229

- **This bill limits local governments' control over home design and zoning rules. This bill is a re-run of H.B. 2570 (2024), which was vetoed.**
- **Key Provisions:**
- **For cities over 70,000 (though possibly if not likely to decrease to 30,000)**
- **No Local Design Control**
 - **Cities can't dictate a home's appearance (like paint colors, roof styles, or exterior materials), unless it's in a historic district.**
 - **Builders cannot be restricted on floor plans, features, and designs.**

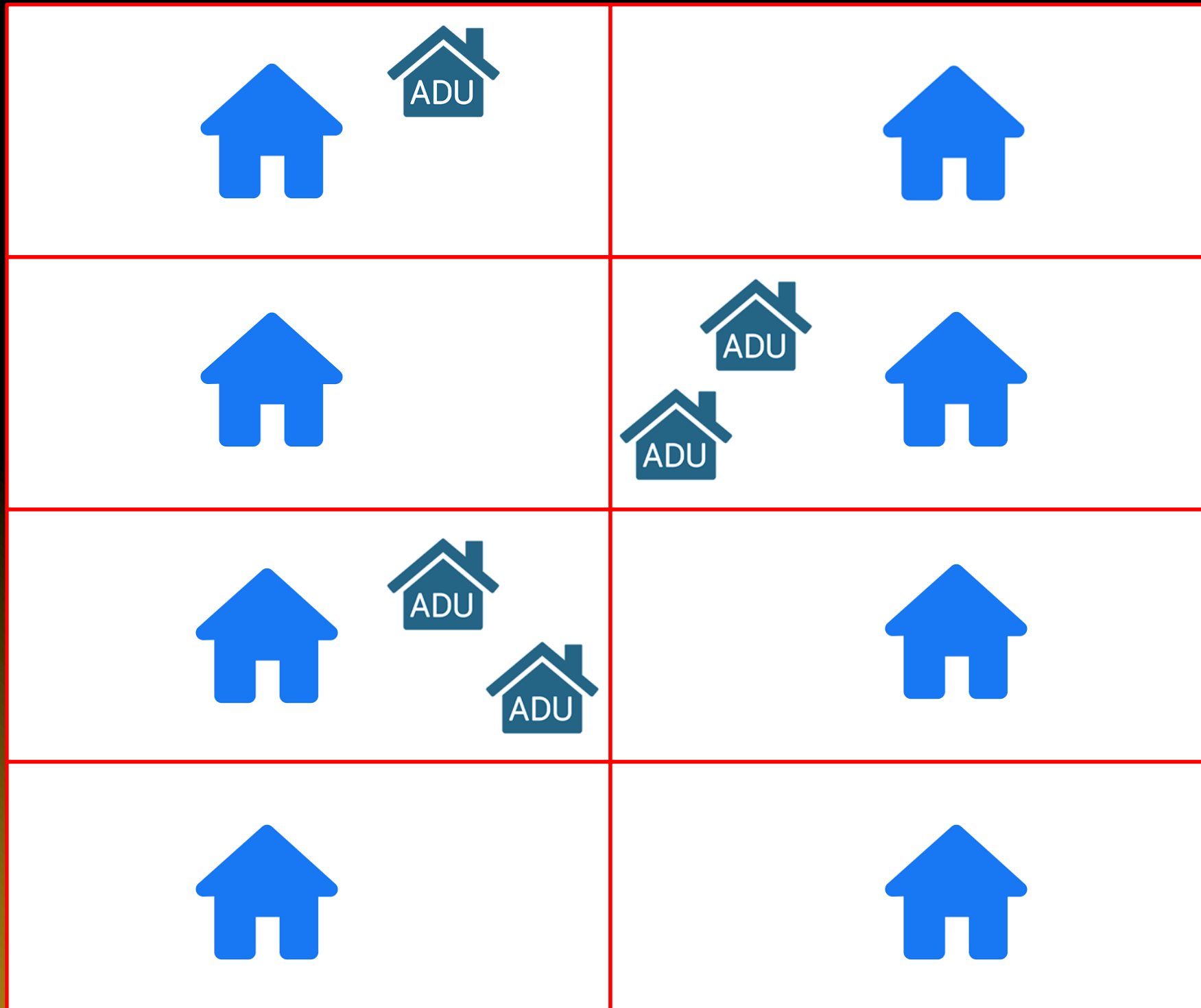


S.B. 1229

- **Key Provisions:**
- **For new single-family developments (5+ acres):**
 - Lot sizes can't be required larger than 3,000 sq. ft. (about 1/15th of an acre).
 - Setbacks (space between homes and property lines) can't be bigger than 5 feet (sides) and 10 feet (front/back).
 - Cities can't set minimum home sizes stricter than rules for other housing types (like apartments).
- **No Forced HOA Amenities**
 - Cities can't require shared features (like pools or parks) that would force homeowners into an HOA.



S.B. 1229 – 10 ACRE EXAMPLE



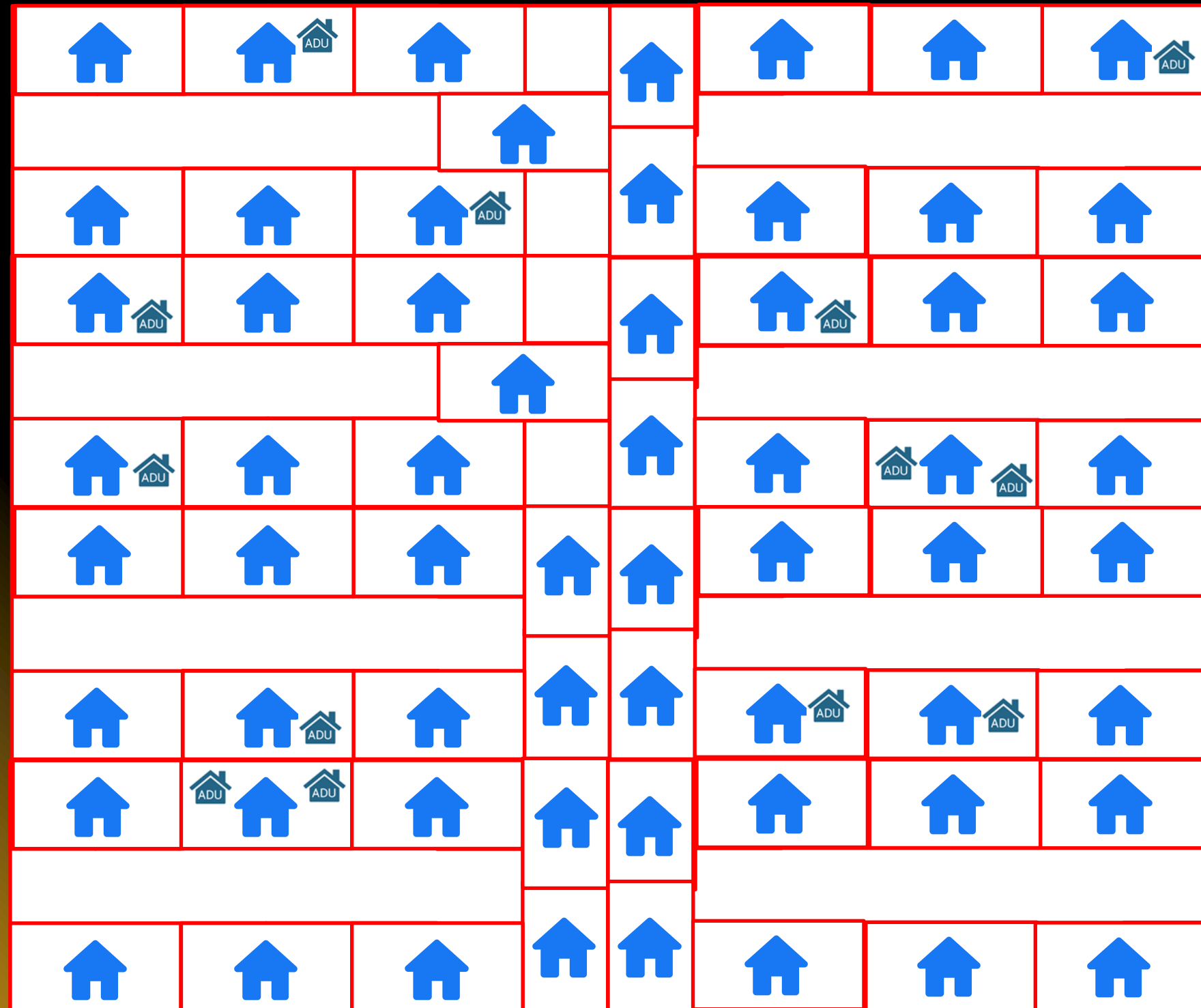
- Current development: 8 1.25 acre lots
- ADU Ordinance: 8 ADUs allowed (1 per lot)
- Upon reaching 75,000, H.B. 2720 kicks in mandating Cities allow multiple ADUs per lot

S.B. 1229 – 10 ACRE EXAMPLE

🏠 ADU	🏠
🏠	🏠
🏠	ADU 🏠
🏠 ADU ADU	🏠
🏠	🏠
🏠	ADU ADU 🏠
🏠 ADU	🏠
🏠	ADU 🏠
🏠 ADU	🏠
🏠	🏠

- Current development: 21 20,000 sq ft lots (RS-20)
- ADU Ordinance: up to 21 ADUs allowed (1 per lot)
- Upon reaching 75,000, H.B. 2720 kicks in mandating Cities allow multiple ADUs per lot

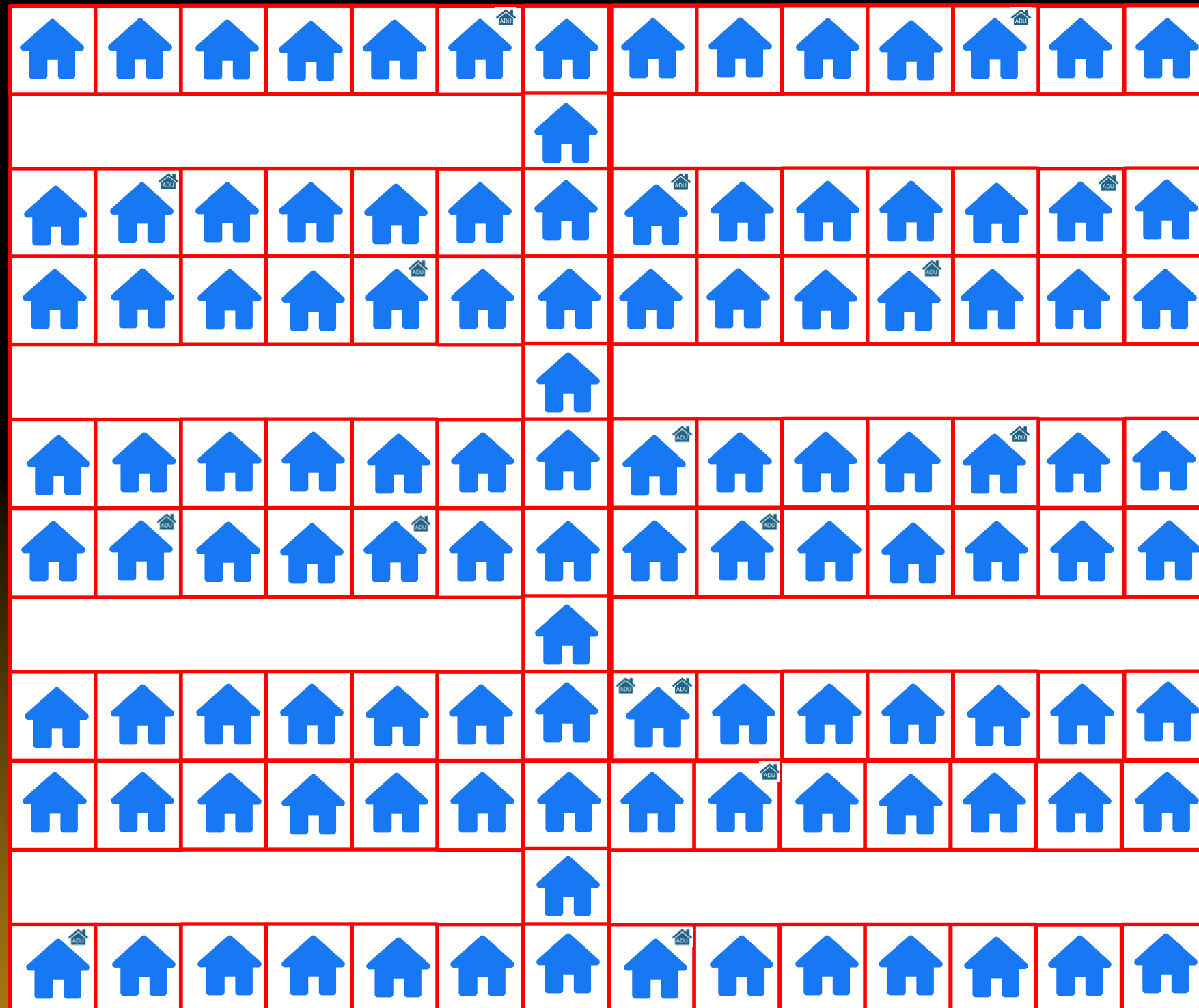
S.B. 1229 – 10 ACRE EXAMPLE



- Current development: 62 7,000 sq ft lots (RS-7)
- ADU Ordinance: up to 62 ADUs allowed (1 per lot)
- Upon reaching 75,000, H.B. 2720 kicks in mandating Cities allow multiple ADUs per lot



S.B. 1229 – 10 ACRE EXAMPLE



- S.B. 1229: 116 homes on 3,000 acre lots
- ADU Ordinance: up to 116 ADUs allowed (1 per lot)
- Upon reaching 75,000, H.B. 2720 kicks in mandating Cities allow multiple ADUs per lot



S.B. 1229 – CURRENT STATUS

- **The Bill passed out of the Senate 16-13**
- **The Bill was transmitted to the House, passed out of House Commerce 5-4 with 1 not voting**
- **The League of Arizona Cities has been negotiating with the Homebuilders Association, Legislature, and Governor's Office. The League is committed to not allowing for by-right zoning, losing resident input in local planning, and not losing design review.**
- **The League has introduced a housing bill that promises reform and affordability while preserving local control (H.B. 2834 / S.B. 1698)**



Questions?

