

REFERENCE TITLE: small land subdivision; requirements

State of Arizona
House of Representatives
Fifty-seventh Legislature
First Regular Session
2025

HB 2574

Introduced by
Representatives Griffin: Lopez

AN ACT

AMENDING TITLE 11, CHAPTER 6, ARTICLE 4, ARIZONA REVISED STATUTES, BY
ADDING SECTION 11-834; AMENDING TITLE 32, CHAPTER 20, ARTICLE 4, ARIZONA
REVISED STATUTES, BY ADDING SECTION 32-3183.07; RELATING TO LAND DIVISION.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Title 11, chapter 6, article 4, Arizona Revised
3 Statutes, is amended by adding section 11-834, to read:

4 11-834. Small land subdivision; requirements

5 A. NOTWITHSTANDING ANY OTHER LAW, THE BOARD OF SUPERVISORS OF EACH
6 COUNTY MAY ADOPT ORDINANCES AND REGULATIONS PURSUANT TO THIS SECTION THAT
7 ALLOW SMALL LAND SUBDIVISIONS OF SIX TO TEN LOTS OR PARCELS, ALL OF WHICH
8 ARE TWO ACRES OR MORE IN SIZE.

9 B. THE COUNTY SHALL REQUIRE AN APPLICANT FOR A SMALL LAND
10 SUBDIVISION TO SUBMIT A SMALL LAND SUBDIVISION PUBLIC REPORT PURSUANT TO
11 SECTION 32-2183.07.

12 C. AN APPLICANT FOR A SMALL LAND SUBDIVISION SHALL ENSURE THE SMALL
13 LAND SUBDIVISION WILL PROVIDE FOR LEGAL ACCESS TO EACH LOT OR PARCEL THAT
14 IS PART OF THE SMALL LAND SUBDIVISION.

15 Sec. 2. Title 32, chapter 20, article 4, Arizona Revised Statutes,
16 is amended by adding section 32-3183.07, to read:

17 32-3183.07. Small land subdivision public report;
18 requirements

19 A. ON EXAMINATION OF A PROPOSED SMALL LAND SUBDIVISION, THE
20 COMMISSIONER, UNLESS THERE ARE GROUNDS FOR DENIAL, SHALL ISSUE A SMALL
21 LAND SUBDIVISION PUBLIC REPORT ALLOWING THE SALE OR LEASE IN THIS STATE OF
22 THE LOTS OR PARCELS THAT ARE THE SUBJECT OF THE SMALL LAND SUBDIVISION
23 PRESCRIBED IN SECTION 11-834.

24 B. THE SMALL LAND SUBDIVISION REPORT SHALL CONTAIN THE FOLLOWING:

25 1. A SURVEY OF THE LAND THAT IS THE SUBJECT OF THE PROPOSED SMALL
26 LAND SUBDIVISION.

27 2. A ROAD MAINTENANCE AGREEMENT THAT INDICATES THAT THE ROADS
28 INCLUDED IN THE SMALL LAND SUBDIVISION NEED TO BE WIDE ENOUGH TO
29 ACCOMMODATE A FIRST RESPONDER VEHICLE BUT DO NOT NEED TO BE IMPROVED TO
30 MEET THE STANDARDS OF A HIGHWAY.

31 3. INFORMATION REGARDING ACCESS TO WATER BY THE LOTS OR PARCELS
32 THAT ARE THE SUBJECT OF THE PROPOSED SMALL LAND SUBDIVISION. WATER
33 INFORMATION MAY INCLUDE WHETHER THE LOTS OR PARCELS HAVE ACCESS TO ANY OF
34 THE FOLLOWING:

35 (a) A PRIVATE WATER UTILITY.

36 (b) A WATER DISTRICT.

37 (c) INDIVIDUAL PRIVATE WELLS.

38 (d) SHARED WELLS.

39 (e) WATER HAULING SERVICES.

40 4. INFORMATION REGARDING EASEMENTS FOR INGRESS AND EGRESS FROM THE
41 PROPOSED SMALL LAND SUBDIVISION.

42 5. INFORMATION REGARDING THE INSTALLATION OF ELECTRICAL LINES AND
43 INFORMATION IDENTIFYING THE PROVIDER OF ELECTRIC UTILITY SERVICE TO THE
44 LOTS OR PARCELS THAT ARE THE SUBJECT OF THE SMALL LAND SUBDIVISION.

45 6. INFORMATION REGARDING THE PRESENCE, AVAILABILITY, INSTALLATION
46 OR ACCESS TO OTHER UTILITIES, INCLUDING GAS, CABLE, TELEPHONE OR SEWER.