

REFERENCE TITLE: municipal attainable housing; development

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

HB 2595

Introduced by
Representative Blackman

AN ACT

REPEALING SECTION 9-461.16, ARIZONA REVISED STATUTES; AMENDING TITLE 9, CHAPTER 4, ARTICLE 6, ARIZONA REVISED STATUTES, BY ADDING A NEW SECTION 9-461.16; RELATING TO MUNICIPAL PLANNING.

(TEXT OF BILL BEGINS ON NEXT PAGE)

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

2 Section 1. Repeal

3 Section 9-461.16, Arizona Revised Statutes, is repealed.

4 Sec. 2. Title 9, chapter 4, article 6, Arizona Revised Statutes, is
5 amended by adding a new section 9-461.16, to read:

6 9-461.16. Incentivized municipal housing development;
7 definition

8 A. A CITY OR TOWN MAY ADOPT A LAND USE REGULATION OR GENERAL OR
9 SPECIFIC PLAN PROVISION OR IMPOSE A CONDITION FOR APPROVING A BUILDING USE
10 PERMIT OR A REQUIREMENT OR FEE FOR NEW MULTIFAMILY HOUSING CONSTRUCTION
11 THAT ENSURES THAT A MAXIMUM OF TWENTY PERCENT OF NEW UNITS MEET THE LEASE
12 PRICE FOR ATTAINABLE RESIDENTIAL HOUSING FOR A PERIOD OF UP TO TWENTY
13 YEARS.

14 B. A CITY OR TOWN MAY ONLY ADOPT REGULATIONS, PROVISIONS OR
15 CONDITIONS PURSUANT TO SUBSECTION A OF THIS SECTION FOR NEW MULTIFAMILY
16 HOUSING PROJECTS THAT HAVE AT LEAST TWENTY UNITS.

17 C. IF A CITY OR TOWN ADOPTS REGULATIONS, PROVISIONS OR CONDITIONS
18 FOR THE CONSTRUCTION OF ATTAINABLE RESIDENTIAL HOUSING PURSUANT TO
19 SUBSECTION A OF THIS SECTION, THE CITY OR TOWN SHALL ALSO OFFER INCENTIVES
20 TO MITIGATE COST IMPACTS TO PROJECT DEVELOPERS. THE INCENTIVES MAY
21 INCLUDE ANY OF THE FOLLOWING:

- 22 1. DENSITY BONUSES.
- 23 2. REDUCED OR WAIVED PERMITTING FEES.
- 24 3. EXPEDITED PERMITTING PROCESSES.

25 D. IN LIEU OF ADOPTING A LAND USE REGULATION OR GENERAL OR SPECIFIC
26 PLAN PROVISION OR IMPOSING A CONDITION FOR APPROVING A BUILDING USE PERMIT
27 BASED ON THE PERCENTAGE OF ATTAINABLE RESIDENTIAL HOUSING FOR A PROJECT, A
28 CITY OR TOWN MAY CONDITION PERMITS ON CONTRIBUTIONS TO STATE, COUNTY OR
29 MUNICIPAL FUNDS TO CREATE ATTAINABLE RESIDENTIAL HOUSING WITHIN THE CITY
30 OR TOWN.

31 E. FOR THE PURPOSES OF THIS SECTION, "ATTAINABLE RESIDENTIAL
32 HOUSING" MEANS NEW MULTIFAMILY RESIDENTIAL DEVELOPMENTS FOR A HOUSEHOLD
33 WITH AN INCOME EQUAL TO OR LOWER THAN ONE HUNDRED TWENTY PERCENT OF THE
34 MEDIAN FAMILY INCOME FOR THE COUNTY IN WHICH THE HOUSING IS BUILT.