

REFERENCE TITLE: **engineers; alterations; commercial space**

State of Arizona
Senate
Fifty-seventh Legislature
First Regular Session
2025

SB 1051

Introduced by
Senator Rogers

AN ACT

**AMENDING SECTION 32-144, ARIZONA REVISED STATUTES; RELATING TO
PROFESSIONAL ENGINEERS.**

(TEXT OF BILL BEGINS ON NEXT PAGE)

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

2 Section 1. Section 32-144, Arizona Revised Statutes, is amended to
3 read:

4 32-144. Exemptions and limitations; definition

5 A. Professions and occupations ~~THAT ARE~~ regulated by the board may
6 be practiced without compliance with the requirements of this chapter by:

7 1. An officer or employee of the United States, practicing as such.

8 2. An employee of a registrant or of a person ~~THAT IS~~ exempt from
9 registration, if such employment does not involve direct responsibility
10 for design, inspection or supervision.

11 3. A nonregistrant who designs, alters or adds to either of the
12 following:

13 (a) A detached ~~single-family~~ ~~SINGLE-FAMILY~~ dwelling.

14 (b) An individual unit in a multifamily dwelling if the walls that
15 are designed, altered or added in the unit are not bearing walls, shear
16 walls or firewalls, which shall be determined by a registrant following an
17 evaluation of the walls to be designed, altered or added.

18 4. A nonregistrant who designs a one or two story building or
19 structure in which the square footage of the floor area measured to the
20 outside surface of the exterior walls does not exceed three thousand
21 square feet, that is not intended for occupancy by more than twenty
22 persons on a continuous basis and in which the maximum span of any
23 structural member does not exceed twenty feet unless a greater span is
24 achieved by the use of wood or steel roof or floor trusses or lintels
25 approved by an engineer registered by the board.

26 5. A nonregistrant who designs additions or alterations to a one or
27 two story building or structure subject to the limitations set forth in
28 paragraph 4 of this subsection. A nonregistrant may exceed the maximum
29 three thousand square foot limitation set forth in paragraph 4 of this
30 subsection for:

31 (a) A ~~one-time~~ ~~ONETIME~~ single addition not exceeding one thousand
32 five hundred square feet as measured to the outside surface of the
33 exterior walls and designed for the purpose of storage of chattels.

34 (b) ~~AN INTERIOR NONSTRUCTURAL ALTERATION OF AN INDIVIDUAL UNIT OF A~~
35 ~~COMMERCIAL SPACE IF THAT INDIVIDUAL UNIT DOES NOT EXCEED THREE THOUSAND~~
36 ~~SQUARE FEET.~~

37 6. A nonregistrant who designs a water or wastewater treatment
38 plant, or extensions, additions, modifications or revisions, or extensions
39 to water distribution or collection systems, if the total cost of such
40 construction does not exceed ~~twelve thousand five hundred dollars~~ \$12,500.

41 7. A nonregistrant who designs buildings or structures to be
42 erected on property owned or leased by the nonregistrant or by a person,
43 firm or corporation, including a utility, telephone, mining or railroad
44 company, ~~which~~ ~~THAT~~ employs the nonregistrant on a full-time basis, if the
45 buildings or structures are intended solely for the use of the owner or

1 lessee of the property, are not ordinarily occupied by more than twenty
2 people, are not for sale to, rental to or use by the public and conform to
3 the building code adopted by the city, town or county in which the
4 building is to be erected or altered.

5 8. A nonregistrant who provides horticultural consultations or
6 prepares planting plans for plant installations.

7 B. A registrant who performs any of the activities described in
8 subsection A, paragraphs 3 through 8 of this section is subject to the
9 requirements of this chapter.

10 C. The requirements of this chapter ~~shall~~ DO not apply to work done
11 by any communications common carrier or its affiliates or any public
12 service corporation or manufacturing industry or by full-time employees of
13 any of them, ~~provided~~ IF such work is in connection with or incidental to
14 the products, systems or nonengineering services of ~~such~~ THE
15 communications common carrier or its affiliates or public service
16 corporation or manufacturing industry, ~~and provided that~~ IF the
17 engineering service is not offered directly to the public.

18 D. An individual shall not perform home inspections unless the
19 individual is certified as a home inspector pursuant to this chapter,
20 except that ~~nothing in~~ this chapter ~~prevents~~ DOES NOT PREVENT:

21 1. A person who is licensed, certified or registered pursuant to
22 this chapter or another chapter in this title from acting within the scope
23 of the person's license, certification or registration.

24 2. A person who is employed by a governmental entity from
25 inspecting residential structures if the inspection is within official
26 duties and responsibilities.

27 3. A person from performing a home inspection if the inspection
28 will be used solely by a bank, savings and loan association or credit
29 union to monitor progress on the construction of a residential structure,
30 unless otherwise required by federal law or regulation.

31 4. A person who is employed as a property manager for a residential
32 structure and whose official duties and responsibilities include
33 inspecting the residential structure from performing a home inspection on
34 the structure if the person does not receive separate compensation for the
35 inspection work.

36 E. ~~No~~ A person, including a person described in subsection D of
37 this section, may NOT use any letterhead, advertisement, communication or
38 other device to represent that the person is a home inspector unless the
39 person is certified as a home inspector pursuant to this chapter.

40 F. A trained geologist may engage in a geological practice without
41 being registered under this chapter. A trained geologist may not engage
42 in a geological practice if any of the following applies:

43 1. The trained geologist has been convicted of a felony in this
44 state or any other state.

1 2. The trained geologist has been registered or licensed in this
2 state or any other state and has had the registration or license suspended
3 or revoked by this state or the other state.

4 3. The trained geologist has been prohibited from engaging in a
5 geological practice in this state or any other state due to any private,
6 civil or professional complaint related to an ethical or technical
7 violation while engaged in the practice of geology.

8 4. The trained geologist fails to disclose to a person employing or
9 hiring the trained geologist:

10 (a) Any disciplinary action taken against the trained geologist in
11 this state or any other state due to any private, civil or professional
12 complaint that is related to an ethical or technical violation while
13 engaged in the practice of geology.

14 (b) That the trained geologist is not a registered geologist
15 pursuant to this title.

16 5. The trained geologist is required to be registered by another
17 law in this state or by federal law.

18 6. State or federal law conditions the issuance of a license or
19 permit, including permits issued under title 27, 37, 45 or 49, on the
20 issuance of a report that is sealed by a registered geologist.

21 G. "Trained geologist" means a person who has both:

22 1. Earned a geology degree from an accredited educational
23 institution.

24 2. Participated in geological work experience outside of an
25 educational institution for at least four years.