



# ARIZONA HOUSE OF REPRESENTATIVES

Fifty-fifth Legislature  
First Regular Session

Senate: JUD 6-2-0-0 | 3<sup>rd</sup> Read 16-14-0-0  
House: GE DP 7-6-0-0 | 3<sup>rd</sup> Read 39-21-0-0

---

## **SB 1409: zoning ordinances; property rights; costs**

**Sponsor: Senator Petersen, LD 12**

**Transmitted to the Governor**

### **Overview**

Requires the legislative body of a municipality to consider the probable impact of the proposed zoning ordinance or text amendment on the cost to construct housing for sale or rent.

### **History**

A *zoning ordinance* is a municipal ordinance regulating the use of the land or structures, or both as prescribed in statute. The legislative body of a municipality may regulate the use of buildings, structures and land within its jurisdiction by zoning ordinance in order to conserve and promote the public health, safety and general welfare. All municipal zoning regulations must be uniform to each class or kind of building but may differ in different types of zones (A.R.S. §§ [9-462](#) and [9-462.01](#)).

### **Provisions**

1. Stipulates that before adopting any zoning ordinance or text amendment of general applicability, the legislative body of a municipality must consider the probable impact of the proposed zoning ordinance or text amendment on the cost to construct housing for sale or rent. (Sec. 1)
2. Makes technical and conforming changes. (Sec. 1)

<input type="checkbox"/> Prop 105 (45 votes)	<input type="checkbox"/> Prop 108 (40 votes)	<input type="checkbox"/> Emergency (40 votes)	<input type="checkbox"/> Fiscal Note
--	--	---	--------------------------------------