

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

ARIZONA CHAPTER

Legislative Newsletter

February 22, 2024



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ARIZONA POLITICAL ACTION COMMITTEE

The NAIOP Arizona PAC is the voice of commercial real estate in Arizona. Your participation is crucial to the PAC and NAIOP's successes. Join your colleagues and invest in the PAC today.

Invest Today

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\$2,500

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- Jeff Dalton
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GPLET In Jeopardy

HB 2309 (GPLET; agreement posting; abatement period) is up for a vote TODAY in the House of Representatives. The bill would effectively eliminate the GPLET program and one of the few development incentives available in Arizona. NAIOP opposes HB 2309 and urges legislators to vote no.

Tell Your Representatives to Vote NO on HB 2309

Prop. 123 Extension

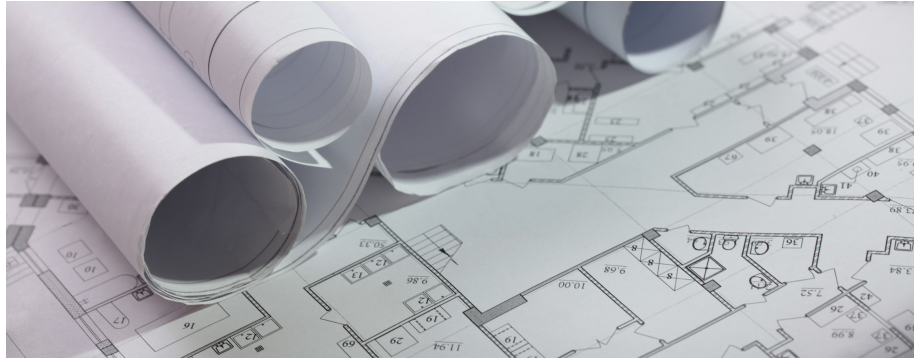
Legislators are considering three proposals to extend the education funding mechanism from state trust lands. The original funding that was approved by voters in 2016 expires in 2025. Legislators are split on the proposal to send to voters for consideration in 2024.

Senate Republicans support a 6.9% distribution for education funding from state land trust sales, while House Republicans support 5.5%, and the Governor and legislative Democrats advocate for 8.9%. Republicans and Democrats also differ on where the revenues from the measure would be spent.

The path forward is unclear, but all policymakers agree that the funding mechanism should be extended.



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Housing & Zoning

Bills aimed at addressing Arizona's housing shortage and improving the zoning processes in municipalities continue to advance through the legislative process.

HB 2129 (improved lot or parcel; definition) allows developers four years to complete a condominium after entering into a contract. The bill passed out of the House 58-0.

HB 2297 (adaptive reuse; commercial buildings; zoning), which requires cities and towns to allow by-right development from a commercial property to multifamily or mixed-use, now awaits a full vote of the House of Representatives. Proponents are working the local governments to identify possible amendments to address municipalities' concerns.

HB 2518 (municipalities; housing needs assessment; zoning), which updates the requirements for housing needs assessments as well as requiring timeframes for review and decisions on building applications, awaits a full vote of the House of Representatives.

HB 2721 (municipal zoning; middle housing) requires municipalities with 75,000 residents or more to allow for duplexes and up to fiveplexes in single family zoning. The bill passed out of committee with a 5-4 vote.

HB 2734 (public hearings; voting) passed House Committee of the Whole this week. The bill requires municipalities to have no more than two public hearings for zoning ordinances.

HB 2815 (religious institutions; use-by-right development) passed out of the House Appropriations Committee this week in a 9-6 vote. The bill allows for religious institutions to develop housing units on their land without having to go through a rezoning process.



Water

NAIOP Arizona convened a Water Policy Task Force to bring the commercial development perspectives and insights to the table as Arizona lawmakers consider water policy changes. The task force is working to identify common sense, practical proposals to improve Arizona's water management, conservation and usage.

Resources

Political Recap

Lawmakers spent the week in marathon floor sessions to pass as many bills as possible out of the chamber of origin for them to be assigned and heard in committees in the opposite chamber. More than 400 bills were considered this week between the House and Senate.

Legislators will have until Mar. 22 to hear bills in committees in the opposite chamber.

Seventeen state representatives are traveling to Israel for the first week of March, likely impacting committee hearing schedules and deadlines.

Maricopa County Supervisors appointed Javen Hodge, Sarah Liguori, and Charles Lucking to replace former Representatives Athena Salman, Jennifer Longdon, and Amish Shah, respectively. The House still has one vacancy to be filled, after the resignation of Leezah Sun.

Maricopa County Supervisor Clint Hickman has opted not to run for reelection in 2024. Hickman follows Supervisor Bill Gates in leaving the County Supervisors. Congresswoman Debbi Lesko, who is not running for reelection, has announced she'll run to replace Hickman.

Recent polling from Noble Predictive Insights shows Kari Lake as the strong favorite in a Republican primary for the U.S. Senate race, at 54% of registered Republicans. She's followed by Pinal County Sheriff Mark Lamb at 21%. In a head-to-head General Election contest between Democrat Congressman Ruben Gallego and Kari Lake, the poll has Gallego at 47% support, Lake at 37% and 16% undecided. If Senator Sinema runs for re-election and the race is a three-way contest, Gallego leads by 3 points at 34%, Lake at 31% and Sinema at 23%. Read the report [here](#).

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[NAIOP Bill Tracking List](#)

[Arizona Legislature](#)

[Arizona Election Deadlines](#)

[Arizona Ballot Initiatives](#)



**SUPPORT
PROPOSITION 479**

Please join us **February 27, 2024** at **Multistudio**
for a kick-off event in support of **Proposition 479**



with Special Guests **Governor Katie Hobbs, Phoenix Mayor Kate Gallego, Mesa Mayor John Giles, and Glendale Mayor Jerry Weiers**

AGENDA

Press Conference
10:00 am

Coffee Reception
10:30 am

ADDRESS

Multistudio
521 S 3rd Street, #100
Phoenix, AZ 85004
(parking information to follow)

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<https://connect-maricopa.com> | <https://syndon.us/campaign/connectmaricopa>

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