



Arizona Neighborhood Project 2024 Priority Bills

In the 2024 legislative session, we are prioritizing bills to address Arizona's shortage of 270,000 homes by re-legalizing housing options that 1) promote more affordable homeownership and rental options without requiring tall buildings, and 2) streamline permitting and approval processes for new homes.

- **SB 1112 / HB 2570** - Re-legalizes starter homes on smaller lots in cities with more than 50,000 residents.
- **SB 1415 / HB 2720** - Allows homeowners to build casitas on their property in cities with more than 75,000 residents.
- **SB 1506** - Allows unused commercial areas to be converted into neighborhoods with "missing middle" housing, like duplexes and cottage courts.
- **HB 2721** - Re-legalizes "missing middle" housing (such as triplexes) in zones that allow single-family homes in cities with more than 75,000 residents. Missing middle is common in many cherished American neighborhoods built before the 1970s, but most zoning codes have outlawed it since then.
- **HB 2584** - Ensures that cities cannot ban nationally approved building materials and practices in their residential zoning codes.
- **SB 1665** - Enables a duly-certified industry professional from the private sector to approve specific permits relevant to their field if a city does not respond to a lawfully submitted permit within a reasonable timeframe.

If adopted, Arizona Neighborhood Project's 2024 legislative priorities would enable a renaissance of attainable homes for middle class and working class families and allow us to close our state's massive housing shortage far more effectively than the status quo.

