ARIZONA HOUSE OF REPRESENTATIVES
Fifty-seventh Legislature - First Regular Session

COMMITTEE ON INTERNATIONAL TRADE

Report of Regular Meeting
Wednesday, March 26, 2025
House Hearing Room 1 -- 8:30 A.M.

RECEIVED
CHIEF CLERKS OFFICE

MAR 28 2025

Convened 8:42 A.M.
Recessed
Reconvened
Adjourned 10:54 A.M.

Members Present
Representative Carbone
Representative Hendrix
Representative Hernandez
Representative Travers
Representative Weninger
Representative Wilmeth
Representative Peña, Vice-Chairman
Representative Rivero, Chairman

Members Absent
Representative Austin
Representative Cavero

Agenda
Original Agenda – Attachment 1

Request to Speak
Report – Attachment 2

Committee Attendance
Report – Attachment 3

Presentations

Name	Organization	Attachments (Handouts)

Committee Action

Bill	Action	Vote	Attachments
SB1543	DPA/SE	8-0-0-2	4, 5, 6

Christie Hudson, Committee Secretary
March 28, 2025

(Original attachments on file in the Office of the Chief Clerk; video archives available at http://www.azleg.gov)

REVISED - 3/24/25 **REVISED - 3/24/25** **REVISED - 3/24/25**

Conv. 8:42am
Adj. 10:54am

ARIZONA HOUSE OF REPRESENTATIVES
Fifty-seventh Legislature - First Regular Session

REGULAR MEETING AGENDA

COMMITTEE ON INTERNATIONAL TRADE

DATE Wednesday, March 26, 2025 ROOM HHR 1 TIME ~~9:00 A.M.~~ 8:30 A.M.

Members of the public may access a livestream of the meeting here:
https://www.azleg.gov/videoplayer/?clientID=6361162879&eventID=2025031126

Members:

Representative Austin	Representative Hernandez C	Representative Wilmeth
Representative Carbone	Representative Travers	Representative Peña, Vice-Chairman
Representative Cavero	Representative Weninger	Representative Rivero, Chairman
Representative Hendrix		

Bills	Short Title	Strike Everything Title
SB1543 DPA/SE 8-0-0-2	homestead exemption; equity increase (Carroll) COM w/d, IT, RULES	**S/E: ancillary use; international headquarters campus**

ORDER OF BILLS TO BE SET BY THE CHAIRMAN

RA
~~03/20/2025~~
03/24/2025

People with disabilities may request reasonable accommodations such as interpreters, alternative formats, or assistance with physical accessibility. If you require accommodations, please contact the Chief Clerk's Office at (602) 926-3032 or through Arizona Relay Service 7-1-1.

Attachment 1

Information Registered on the Request to Speak System

House International Trade (3/26/2025)

SB1543, homestead exemption; equity increase

Testified in support:

Neil Giuliano, GREATER PHOENIX LEADERSHIP INC; Danny Seiden, AZ CHAMBER OF COMMERCE; Mayor Jason Beck, representing self

Testified as opposed:

Scottsdale Vice Mayor Jan Dubauskas, representing self; Scottsdale Councilman Barry Graham, representing self; Michelle Ugenti-Rita, TAXPAYERS AGAINST AWFUL APARTMENT ZONING EXEMPTIONS

Support:

Melissa Kemp CFP, representing self; Tom Farley, AXON ENTERPRISE, INC.; Cassandra Gonzalez, representing self; Paul Sheldon, representing self

Oppose:

Raquelle Pantano, representing self; Barry M. Aarons, City Of Scottsdale; Nichole Klootwyk, representing self; Joseph Chaplik, representing self; Tryfon Conti , representing self; Sheri Orr, representing self; Yvonne Cahill, representing self; Gail Golec, representing self; Jamie Alford, representing self; Timothy La Sota, representing self; Warren Woodward, representing self; Steve Larson, representing self; Trevor Cook, representing self; Virginia Reilly, representing self; Debbie Delwiche, representing self; Margaret Barnes, representing self; Christopher Ganther, representing self; Kathleen Sikes, representing self; Peter Anello, representing self; Cherie Anello, representing self; Cheryl McDougall, representing self; Patricia Meade, representing self; Jeanne Kentch Mohave County Assessor, representing self; Clare Goldsberry, representing self; Nancy Osgood, representing self; Neil Thibodaux, representing self; Carol Wyatt, representing self; Doborah Oberhamer, representing self; Debbie Curtis, representing self; Paul Davenport, representing self; Scottsdale Mayor Lisa Borowsky, representing self; Helen Fong, representing self; Kim Duncan, representing self; Leslee Steinmann, representing self; Timothy Ferrara, representing self; Kristy Woeste, representing self; Catherine Tunget, representing self; Peter Asencio, representing self

All Comments:

Scottsdale Vice Mayor Jan Dubauskas, Self: Opposed to strike-everything amendment; Nichole Klootwyk, Self: While this bill appears to have a narrow focus, it still has negative downstream consequences.; Scottsdale Councilman Barry Graham, Self: Opposed to the strike everything amendment.; Michelle Ugenti-Rita, TAXPAYERS AGAINST AWFUL APARTMENT ZONING EXEMPTIONS: Opposed to the Strike Everything Amendment; Sheri Orr, Self: This is a violation of state statute allowing residents a right to provide public comment on zoning and development issues in their community. Please support residents' right to speak against zoning and development and vote no on this bill.; Yvonne Cahill, Self: I have been involved in AZ politics for over 20 years. This is a corporate bill with a special carve out that puts corporations over the vote of the residents! This sets a dangerous precedent for future laws that take away local control of cities; Gail Golec, Self: This Bill is in violation of the First Amendment of the Constitution. You all took an Oath to uphold the Constitution. The People have a RIGHT to Petition the

Attachment 2

Government for redress and grievances. This affects all AZ Citizens and should not pass; Jamie Alford, Self: I look forward to attending the meeting; Trevor Cook, Self: This strike all amendment will rob the citizens of Arizona their vote when it comes to rezoning issues like apartments.; Christopher Ganther, Self: This is lobbyist activity at is very worse and should not be considered. Please vote no for the citizens of Scottsdale and Arizona. In effect, it removes our rights as citizens.; Kathleen Sikes, Self: This bill violates the rights of residents. Please vote NO; Cheryl McDougall, Self: How is anyone okay with one company attempting to rewrite our state Constitution so they can build 1,900 unwanted apartments in their 15 Minute City? PLEASE OPPOSE THIS BILL!; Patricia Meade, Self: To totally change a bill should NOT be allowed. Striker bills should be stopped. We don't want this bill - Don't try to sneak it through. That should be outlawed.; Clare Goldsberry, Self: NO 15-minute cities mixing industrial zones, hotels and multifamily housing within a designated industrial zone. We do NOT want 15-minute cities as proposed by the globalists at the WEF.; Nancy Osgood, Self: As a PC in LD12 I do not support this bill.; Neil Thibodaux, Self: Update to no; Doborah Oberhamer, Self: Please kill this Axon bill. If this passes, you will be taking away the voice of the people statewide. 26,000 petitions have been signed to place this on the ballot.; Debbie Curtis, Self: This is not affordable housing. It's an attempt to create a 15 minute city. Not a wise choice of using the land for best & highest purpose. I'm concerned our elected officials care more about their pocket book than the views of the public.; Paul Davenport, Self: The Legislature over time has earned a poor reputation for lack of transparency and public involvement. It's a bad idea to worsen it by considering a striker to help a special interest counter a voter referendum, espy on such short public notice .; Scottsdale Mayor Lisa Borowsky, Self: Michelle Ugenti-Rita will read my statement against the S/E amend on my behalf.; Helen Fong, Self: Citizen input necessary.; Kim Duncan, Self: It takes away our sovereignty and zoning rights. I feel like it's a sneaky way to fund NGOs for illegal sanctuary cities.; Peter Asencio, Self: I am a PC Captain, AZ State Committeeman.

PLEASE COMPLETE THIS FORM FOR THE PUBLIC RECORD

HOUSE OF REPRESENTATIVES

Please PRINT Clearly

Committee on International Trade Bill Number SB 1543

Date 5-26-25 ☐ Support ☒ Oppose ☐ Neutral

Name Gail Golec Need to Speak? ☐ Yes ☐ No

Representing Self - LDS State Committeeman Are you a registered lobbyist? NO

Complete Address 15225 N 100th St Scottsdale AZ

E-mail Address Gail@GailGolec.com Phone Number 630 698 4245

Comments: This is in violation of Constitutional Rights. It is all is a power grab from the people

FIVE-MINUTE SPEAKING LIMIT

ARIZONA STATE LEGISLATURE

Fifty-seventh Legislature - First Regular Session

COMMITTEE ATTENDANCE RECORD

COMMITTEE ON **INTERNATIONAL TRADE**

CHAIRMAN: Tony Rivero VICE-CHAIRMAN: Michele Peña

	DATE	03/26/25	/25	/25	/25	/25
	CONVENED	8:42a m	m	m	m	m
	RECESSED					
	RECONVENED					
	ADJOURNED	10:54am				
MEMBERS						
Austin		...				
Carbone		✓				
Cavero		...				
Hendrix		✓				
Hernandez C		✓				
Travers		✓				
Weninger		✓				
Wilmeth		✓				
Peña, Vice-Chairman		✓				
Rivero, Chairman		✓				

√ Present --- Absent exc Excused

Attachment 3

ARIZONA HOUSE OF REPRESENTATIVES

Fifty-seventh Legislature
First Regular Session
Senate: FIN DP 7-0-0-0 | 3rd Read 28-0-2-0

SB1543: ~~homestead exemption; equity increase~~
S/E: ancillary use; international headquarters campus
Sponsor: Senator Carroll, LD 28
Committee on International Trade

Summary of the Strike-Everything Amendment to SB1543

Overview

Prescribes specified requirements for municipal ancillary use and multifamily residential housing. Directs a municipality of 200,000 or more but less than 500,000 persons to allow hotel use and multifamily residential housing as an allowed ancillary use in a zoning district that permits light industrial use without requiring any type of application needing a public hearing if the ancillary use is located within an international headquarters campus.

History

The planning agency may, or if directed by the legislative body must, prepare specific plans based on the general plan and drafts of such regulations, programs and legislation as may in the judgment of the agency be required for the systematic execution of the general plan. Specific plans may, in addition to recommended zoning ordinances and subdivision regulations, include regulations determining the location of buildings and other improvements with respect to existing rights-of-way, floodplains and public facilities and regulations of the use of land, buildings and structures, the height and bulk of buildings and structures and the open spaces around buildings and structures, among others (A.R.S § 9-461.08).

The objective standards required by a municipality for a multifamily residential development are required to include 1) a municipal site plan review and approval process, including review by any utility provider impacted by the proposed development, 2) adequate public sewer and water service for the entire proposed development, 3) compliance with all applicable building and fire codes, 4) that the existing buildings are economically or functionally obsolete, 5) that existing buildings are located on a parcel or parcels that are at least one acre in size but not more than 20 acres in size and 6) a set-aside of 10%of the total dwelling units for either moderate or low-income housing or any combination of the two or at least 20 years after the initial occupation of the proposed development. The developer may set aside more than 10% at the developer's sole discretion (A.R.S. § 9-462.10).

Provisions

1. Requires a municipality with a population of 200,000 or more persons but less than 500,000 persons to allow hotel use and multifamily residential housing as an allowed ancillary use in a zoning district that allows light industrial use without requiring any type of application requiring a public hearing if the ancillary use meets both criteria:

☐ Prop 105 (45 votes)	☐ Prop 108 (40 votes)	☐ Emergency (40 votes)	☐ Fiscal Note

Attachment 4

a) the ancillary use is located within an international headquarters campus (campus) solely owned by either a single entity or related entities at the time that development of the campus commences and, on completion, the international headquarters on the campus will employ more than 2,000 full-time employees at an average annual compensation over 125% of the median wage of the county where the campus is located; and
b) the campus containing the ancillary use is bound by a recorded instrument enforceable by the municipality and:
    i. restricts occupancy in at least 20% of the multifamily residential housing units on campus to employees and families of employees of the international headquarters. The recorded instrument must also provide that the municipality where the campus is located, in the municipality's sole and absolute discretion, may waive the occupancy requirement;
    ii. prohibits an agreement for occupancy of any multifamily residential housing unit within the campus for a period of less than 90 consecutive days and limits occupancy to the same occupants for the entirety of the 90 days unless a tenant is an employee or contractor of an entity located within the campus that performs job duties at the international headquarters. Excludes multifamily housing developments platted for individual ownership of units from this prohibition. (Sec. 1)

2. Subjects an ancillary use to compliance with all applicable municipal building codes and fire codes and the objective development standards. (Sec. 1)
3. Restricts the governing body of the municipality from withholding a building permit or a certificate of occupancy for an ancillary use that complies with one of the prescribed requirements. (Sec. 1)
4. Directs a municipality to allow complementary retail and restaurant use within the campus for campuses that include hotel use or multifamily residential housing units as an ancillary use. (Sec. 1)
5. Applies objective standards to an ancillary use building developed as prescribed. (Sec. 1)
6. Mandates that a building permit for a developed ancillary use building may not be obtained until the municipality issues a building permit for construction of the international headquarters building. (Sec. 1)
7. Asserts that a certificate of occupancy may not be granted for a developed ancillary use building before the municipality grants a certificate of occupancy for the international headquarters building. (Sec. 1)
8. Grants a certificate of occupancy for a developed ancillary use building before the municipality grants a certificate of occupancy for the international headquarters building if the Arizona State Land Department has received a sufficient financial assurance as prescribed, if the municipality does not grant a permanent certificate for the building within five years after granting the certificate for ancillary use building. (Sec. 1)
9. Requires a municipality to consent to amendments to existing development agreements to which the municipality is a signatory that are reasonably necessary to allow for the development of hotel use or multifamily residential use as an ancillary use. (Sec. 1)

10. Exempts land in the vicinity of a military airport or ancillary military facility, from regulation on municipal allowed ancillary use. (Sec. 1)

11. Contains legislative findings. (Sec. 2)

12. Defines pertinent terms. (Sec. 1)

PROPOSED

HOUSE OF REPRESENTATIVES AMENDMENTS TO S.B. 1543

(Reference to Senate engrossed bill)

Strike everything after the enacting clause and insert:

"Section 1. Title 9, chapter 4, article 6, Arizona Revised Statutes, is amended by adding section 9-461.19, to read:

9-461.19. Municipal allowed ancillary use; multifamily residential housing; hotel use; regulations; applicability; definitions

A. NOTWITHSTANDING ANY OTHER LAW, A MUNICIPALITY WITH A POPULATION OF TWO HUNDRED THOUSAND OR MORE PERSONS BUT NOT MORE THAN FIVE HUNDRED THOUSAND PERSONS SHALL ALLOW HOTEL USE AND MULTIFAMILY RESIDENTIAL HOUSING AS AN ALLOWED ANCILLARY USE IN A ZONING DISTRICT THAT ALLOWS LIGHT INDUSTRIAL USE WITHOUT REQUIRING ANY TYPE OF APPLICATION THAT WILL REQUIRE A PUBLIC HEARING IF THE ANCILLARY USE MEETS BOTH OF THE FOLLOWING CRITERIA:

1. THE ANCILLARY USE IS LOCATED WITHIN AN INTERNATIONAL HEADQUARTERS CAMPUS THAT IS SOLELY OWNED BY EITHER A SINGLE ENTITY OR RELATED ENTITIES AT THE TIME THAT DEVELOPMENT OF THE INTERNATIONAL HEADQUARTERS CAMPUS COMMENCES AND, ON COMPLETION, THE INTERNATIONAL HEADQUARTERS ON THE INTERNATIONAL HEADQUARTERS CAMPUS WILL EMPLOY MORE THAN TWO THOUSAND FULL-TIME EMPLOYEES AT AN AVERAGE ANNUAL COMPENSATION OF MORE THAN ONE HUNDRED TWENTY-FIVE PERCENT OF THE MEDIAN WAGE OF THE COUNTY WHERE THE INTERNATIONAL HEADQUARTERS CAMPUS IS LOCATED.

2. THE INTERNATIONAL HEADQUARTERS CAMPUS THAT CONTAINS THE ANCILLARY USE IS BOUND BY A RECORDED INSTRUMENT THAT IS ENFORCEABLE BY THE MUNICIPALITY AND THAT DOES BOTH OF THE FOLLOWING:

(a) RESTRICTS OCCUPANCY IN AT LEAST TWENTY PERCENT OF THE MULTIFAMILY RESIDENTIAL HOUSING UNITS LOCATED ON THE INTERNATIONAL HEADQUARTERS CAMPUS TO INDIVIDUALS EMPLOYED AT THE INTERNATIONAL HEADQUARTERS AND THE FAMILIES OF INDIVIDUALS EMPLOYED AT THE INTERNATIONAL HEADQUARTERS. THE RECORDED INSTRUMENT MUST ALSO PROVIDE THAT THE MUNICIPALITY WHERE THE INTERNATIONAL HEADQUARTERS CAMPUS IS LOCATED, IN THE MUNICIPALITY'S SOLE AND ABSOLUTE DISCRETION, MAY WAIVE THE OCCUPANCY REQUIREMENT.

(b) PROHIBITS AN AGREEMENT FOR OCCUPANCY OF ANY MULTIFAMILY RESIDENTIAL HOUSING UNIT WITHIN THE INTERNATIONAL HEADQUARTERS CAMPUS FOR A PERIOD OF LESS THAN NINETY CONSECUTIVE DAYS AND LIMITS OCCUPANCY

Adopted ✓ # of Verbals _____
Failed _____ Withdrawn _____
Not Offered ___ Analysts Initials ___

Attachment 5

TO THE SAME OCCUPANTS FOR THE ENTIRETY OF THE NINETY CONSECUTIVE DAYS UNLESS A TENANT OF THE MULTIFAMILY RESIDENTIAL HOUSING UNIT IS AN EMPLOYEE OR CONTRACTOR OF AN ENTITY LOCATED WITHIN THE INTERNATIONAL HEADQUARTERS CAMPUS AND THAT EMPLOYEE OR CONTRACTOR PERFORMS JOB DUTIES AT THE INTERNATIONAL HEADQUARTERS. THIS SUBDIVISION DOES NOT APPLY TO MULTIFAMILY HOUSING DEVELOPMENTS THAT ARE PLATTED FOR INDIVIDUAL OWNERSHIP OF UNITS.

B. AN ANCILLARY USE IS SUBJECT TO COMPLIANCE WITH GENERALLY APPLICABLE MUNICIPAL BUILDING CODES AND FIRE CODES AND THE OBJECTIVE DEVELOPMENT STANDARDS PURSUANT TO SUBSECTION E OF THIS SECTION.

C. THE GOVERNING BODY OF THE MUNICIPALITY MAY NOT WITHHOLD A BUILDING PERMIT OR A CERTIFICATE OF OCCUPANCY FOR AN ANCILLARY USE THAT COMPLIES WITH ONE OF THE FOLLOWING:

1. FOR INTERNATIONAL HEADQUARTERS CAMPUSES THAT INCLUDE MULTIFAMILY RESIDENTIAL HOUSING UNITS AS AN ANCILLARY USE PURSUANT TO THIS SECTION, A MUNICIPALITY SHALL ALLOW A NUMBER OF MULTIFAMILY RESIDENTIAL UNITS WITHIN THE INTERNATIONAL HEADQUARTERS CAMPUS THAT ARE EQUAL TO OR MORE THAN THE NUMBER OF GROSS ACRES IN THE INTERNATIONAL HEADQUARTERS CAMPUS MULTIPLIED BY TWENTY-EIGHT.

2. FOR CAMPUSES THAT INCLUDE HOTEL USE AS AN ANCILLARY USE PURSUANT TO THIS SECTION, A MUNICIPALITY SHALL ALLOW A NUMBER OF HOTEL ROOMS WITHIN THE INTERNATIONAL HEADQUARTERS CAMPUS EQUAL TO OR MORE THAN THE NUMBER OF GROSS ACRES IN THE INTERNATIONAL HEADQUARTERS CAMPUS MULTIPLIED BY SEVEN. NOT MORE THAN TEN PERCENT OF THE HOTEL ROOMS WITHIN THE INTERNATIONAL HEADQUARTERS CAMPUS SHALL BE ALLOWED AS FOR-SALE RESIDENTIAL UNITS WITHIN THE HOTEL. THE MUNICIPALITY IS NOT REQUIRED TO ALLOW AN AGGREGATE NUMBER OF HOTEL ROOMS AND MULTIFAMILY RESIDENTIAL HOUSING UNITS AS AN ANCILLARY USE WITHIN THE INTERNATIONAL HEADQUARTERS CAMPUS OF MORE THAN THE NUMBER OF GROSS ACRES IN THE INTERNATIONAL HEADQUARTERS CAMPUS MULTIPLIED BY THIRTY-FIVE.

D. FOR CAMPUSES THAT INCLUDE HOTEL USE OR MULTIFAMILY RESIDENTIAL HOUSING UNITS AS AN ANCILLARY USE PURSUANT TO THIS SECTION, A MUNICIPALITY SHALL ALLOW COMPLEMENTARY RETAIL AND RESTAURANT USE WITHIN THE INTERNATIONAL HEADQUARTERS CAMPUS.

E. THE FOLLOWING OBJECTIVE STANDARDS APPLY TO AN ANCILLARY USE BUILDING DEVELOPED PURSUANT TO THIS SECTION:

1. A MUNICIPALITY MAY LIMIT THE HEIGHT OF THE ANCILLARY USE BUILDING TO TWO STORIES IN A INTERNATIONAL HEADQUARTERS CAMPUS SITE THAT IS LOCATED DIRECTLY ADJACENT TO AND WITHIN ONE HUNDRED FEET OF AN AREA THAT IS ZONED FOR SINGLE-FAMILY RESIDENTIAL USE.

2. EXCEPT PURSUANT TO PARAGRAPH 1 OF THIS SUBSECTION, A MUNICIPALITY MAY NOT RESTRICT THE MAXIMUM HEIGHT OF THE ANCILLARY USE BUILDING TO LESS THAN SIX STORIES, NOT INCLUDING MECHANICAL SCREENING OR ROOFTOP APPURTENANCES.

3. ANY UTILITY PROVIDER THAT MAY PROVIDE UTILITY SERVICE TO THE ANCILLARY USE DEVELOPMENT MAY REVIEW CONSTRUCTION DOCUMENTS TO ENSURE ADEQUATE WATER AND SEWER CAPACITY IMPACTED BY THE PROPOSED ANCILLARY USE DEVELOPMENT.

4. EXISTING MUNICIPAL ZONING ORDINANCES FOR SETBACK AND PARKING REQUIREMENTS FOR THE PROPOSED ANCILLARY USE DEVELOPMENT APPLY.

F. A BUILDING PERMIT FOR AN ANCILLARY USE BUILDING DEVELOPED PURSUANT TO THIS SECTION MAY NOT BE OBTAINED UNTIL THE MUNICIPALITY ISSUES A BUILDING PERMIT FOR CONSTRUCTION OF THE INTERNATIONAL HEADQUARTERS BUILDING. A CERTIFICATE OF OCCUPANCY MAY NOT BE GRANTED FOR AN ANCILLARY USE BUILDING DEVELOPED PURSUANT TO THIS SECTION BEFORE THE MUNICIPALITY GRANTS A CERTIFICATE OF OCCUPANCY FOR THE INTERNATIONAL HEADQUARTERS BUILDING.

G. NOTWITHSTANDING SUBSECTION F OF THIS SECTION, IF SUBSTANTIAL CONSTRUCTION OF THE INTERNATIONAL HEADQUARTERS BUILDING HAS COMMENCED, A CERTIFICATE OF OCCUPANCY MAY BE GRANTED FOR AN ANCILLARY USE BUILDING DEVELOPED PURSUANT TO THIS SECTION BEFORE THE MUNICIPALITY GRANTS A CERTIFICATE OF OCCUPANCY FOR THE INTERNATIONAL HEADQUARTERS BUILDING IF THE STATE LAND DEPARTMENT HAS RECEIVED A BOND, A LETTER OF CREDIT OR ANY OTHER SUFFICIENT FINANCIAL ASSURANCE THAT, IN THE REASONABLE DISCRETION OF THE STATE LAND COMMISSIONER, PROVIDES FOR PAYMENT TO THE STATE LAND TRUST OF AN AMOUNT EQUAL TO THE MARKET SALE VALUE OF THE LAND AND IMPROVEMENTS CONTAINING THE ANCILLARY USE DEVELOPMENT, LESS DEVELOPMENT COSTS, IF THE MUNICIPALITY DOES NOT GRANT A PERMANENT CERTIFICATE OF OCCUPANCY FOR THE INTERNATIONAL HEADQUARTERS BUILDING WITHIN FIVE YEARS AFTER GRANTING THE CERTIFICATE OF OCCUPANCY FOR THE ANCILLARY USE BUILDING.

H. A MUNICIPALITY SHALL CONSENT TO AMENDMENTS TO EXISTING DEVELOPMENT AGREEMENTS TO WHICH THE MUNICIPALITY IS A SIGNATORY THAT ARE REASONABLY NECESSARY TO ALLOW FOR THE DEVELOPMENT OF HOTEL USE OR MULTIFAMILY RESIDENTIAL USE AS AN ANCILLARY USE PURSUANT TO THIS SECTION.

I. THIS SECTION DOES NOT APPLY TO LAND IN THE TERRITORY IN THE VICINITY OF A MILITARY AIRPORT OR ANCILLARY MILITARY FACILITY AS DEFINED IN SECTION 28-8461.

J. FOR THE PURPOSES OF THIS SECTION:

1. "BUILDING CODE" HAS THE SAME MEANING PRESCRIBED IN SECTION 9-1301.

2. "INTERNATIONAL HEADQUARTERS" MEANS A PRINCIPAL CENTRAL ADMINISTRATIVE OFFICE WHERE PRIMARY HEADQUARTERS-RELATED FUNCTIONS AND SERVICES ARE PERFORMED, INCLUDING FINANCIAL, PERSONNEL, ADMINISTRATIVE, LEGAL, PLANNING AND SIMILAR BUSINESS FUNCTIONS, AND THAT DOES NOT REPORT TO ANY PARENT COMPANY OUTSIDE OF THIS STATE.

3. "INTERNATIONAL HEADQUARTERS BUILDING" MEANS THE PRIMARY BUILDING THAT CONTAINS THE INTERNATIONAL HEADQUARTERS ON THE INTERNATIONAL HEADQUARTERS CAMPUS.

4. "INTERNATIONAL HEADQUARTERS CAMPUS" MEANS A CONTIGUOUS AREA OF NOT LESS THAN FORTY GROSS ACRES, PORTIONS OF WHICH MAY BE SEPARATED BY PUBLIC RIGHTS-OF-WAY, ON WHICH AN INTERNATIONAL HEADQUARTERS IS LOCATED AND WHICH MAY INCLUDE ANCILLARY USE PURSUANT TO THIS SECTION.

5. "LIGHT INDUSTRIAL USE" INCLUDES LIGHT MANUFACTURING AND AERONAUTICAL USE.

6. "RELATED ENTITIES" MEANS ENTITIES THAT HAVE MORE THAN FIFTY PERCENT DIRECT OR INDIRECT COMMON OWNERSHIP.

7. "ZONING DISTRICT" MEANS A ZONING DISTRICT, PLANNED COMMUNITY DISTRICT, PLANNED AREA DEVELOPMENT OR PLANNED UNIT DEVELOPMENT.

Sec. 2. Legislative findings

The legislature finds:

1. That it is in the public interest of this state to encourage the location or relocation of corporate headquarters to this state.

2. That the development of corporate international headquarters campuses as defined in section 9-461.19, Arizona Revised Statutes, as added by this act, that include primary commercial uses as well as ancillary residential uses contribute greatly to the economic prosperity and health of this state.

3. That it is necessary to adopt a uniform law governing international headquarters campuses as defined in section 9-461.19, Arizona Revised Statutes, as added by this act, to encourage the development of corporate international headquarters campuses throughout this state."

Amend title to conform

TONY RIVERO

1543RIVERO.docx
03/24/2025
03:11 PM
C: LAT

ARIZONA HOUSE OF REPRESENTATIVES
Fifty-seventh Legislature - First Regular Session

ROLL CALL VOTE

COMMITTEE ON International Trade BILL NO. SB 1543

DATE March 26, 2025 MOTION: DPA/SE

	PASS	AYE	NAY	PRESENT	ABSENT
Austin					✓
Carbone		✓			
Cavero					✓
Hendrix	✓	✓			
Hernandez C		✓			
Travers	✓	✓			
Weninger	✓	✓			
Wilmeth		✓			
Peña, Vice-Chairman		✓			
Rivero, Chairman		✓			
		8	0	0	2

Christie Hudson
COMMITTEE SECRETARY

APPROVED:

Tony Rivero
TONY RIVERO, Chairman
MICHELE PEÑA, Vice-Chairman

ATTACHMENT 6