

**State law (A.R.S. § 9-462.13) states:**

- A. On or before January 1, 2026, a municipality with a population of seventy-five thousand persons or more must authorize by ordinance and incorporate into its development regulations, zoning regulations and other official controls the development of duplexes, triplexes, fourplexes and townhomes as a permitted use on both of the following:
 1. All lots zoned for single-family residential use within one mile of the municipality's central business district.
 2. At least twenty percent of any new development of more than ten contiguous acres.
- B. The municipality may not do any of the following:
 1. Require any structures to comply with a commercial building code or to contain a fire sprinkler system.

As stated in A.1. middle housing will be all duplexes, triplexes, fourplexes, and townhomes within 1 mile of the "Downtown Code" zoning district. In this area fire sprinklers are not required, but are still permitted to be used in accordance with the International Residential Code and the International Building Code.

In all other areas, up to 20% of new developments will not require fire sprinklers but are also still permitted to opt to use them in the building design. The remaining development must comply with the Bret Tarver Ordinance and provide fire sprinklers where indicated. [Bret Tarver Sprinkler Ordinance | City of Phoenix](#)