



Arizona Revised Statute (A.R.S.) § section 9-470.01 allows for third-party reviews if a municipality does not approve, conditionally approve or respond with required additions or corrections within 15 working days.

Applicability

- Applies to cities with **30,000+ population**.
- Applies only to **single-family residential building permits**.

Prerequisites Before the 15-Day Time Frame

- The construction documents for the dwelling (standard plans) must be approved.
- All plans to allow for vertical construction (civil, framing and above) must be approved to begin construction on the lot or within the subdivision.

When Third-Party Review is Available

A municipality **shall act within 15 working days** of receiving a complete application (after required prerequisites are met). The municipality must:

- Approve the application, or
- Conditionally approve the application, or
- Request specific revisions.
- If the municipality does not act within 15 working days, the applicant may request a third-party review.

Third-Party Reviewer must

- Review the application **using the same rules and standards** the city would use.
- Notify **both the city and the applicant** of their findings.

Fees

- Applicant pays all third-party review fees.
- Fees are **remitted to the city**, not directly to the reviewer.

Appeal Rights

Applicants retain the right to **appeal any city decision** —whether it's approval, conditional approval, or denial.

Applicants can also appeal the decision of the third-party reviewer or the results of the inspection conducted by the municipality.

Exemptions

This third-party review option does **not apply** to:

- Projects requiring hillside development ordinances.
- Projects requiring **floodplain reviews** under federal flood regulations.

Certificates of Occupancy

- Not included under this process.
- Cities still have authority to **withhold Certificates of Occupancy** if a project does not meet code.

Municipality's Role

- Must maintain a list of at least **three eligible third-party reviewers**.
- These reviewers are **selected by the municipality**, not the applicant.

Municipal Immunity

If the City issues a permit based on a third-party review, the City is **legally protected from liability** under Arizona's governmental immunity statutes (A.R.S. §§ 12-820.01 and §§ 12-820.02).