

City of Phoenix Extends Several Permit Deadlines Due to COVID-19

(6/1/2020)

By action taken on May 20, 2020, the City Council for the City of Phoenix extended several deadlines which apply in the plan review and development process. Overall, the City is being very sensitive to the impact of the COVID-19 situation on the development process. The City has created a “Service Model” with links and guidelines to assist developers. See: <https://www.phoenix.gov/pdd>

As a general rule, non-vested entitlement approvals, which if not acted upon within the time frames provided in the applicable development ordinance (by paying requisite fees, submitting follow up materials, or otherwise pursuing the development effort), will lapse. If an approval lapses, for example, a developer may be required to commence the process from the beginning, thus wasting the time and investment incurred to such point.

In general, with a recognition that developers may need additional time to complete certain entitlement processes, including when permits are required to be issued, the time periods affecting preliminary plats, preliminary development review, building and civil plan reviews and/or permits, have been extended by 12 months. Further, certain time limits for planning schedules for sign permits and zoning adjustment matters have also been addressed. For specific time extensions, see Additional Resources below.

We would expect other Arizona municipalities to either provide such extensions, or alternatively, to be receptive to grant specific extensions upon request.

We encourage developers to be proactive to avoid any risk of having an entitlement approval lapse, particularly if the present circumstances have resulted in unforeseen delays.