



Maricopa County Planning and Development Department

Introduction to the Fast-Track Program

The Fast Track program offers a more expedient review process for many simple projects. Those projects are ones that have no dominant zoning, environmental, drainage or floodplain concerns and can be processed the same day (while customers wait or return to the office later the same day). If the project would have originally been Fast Track eligible, modifications are also accepted with certain restrictions - please inquire. Please note that all upfront fees are non-refundable.

What permits are eligible for the Fast-Track option?

Residential Minors:

- Solar Water Heater with ground-mounted tank
- Gas Clearance – No Work Performed
- Plumbing Repair/Replace Like for Like (equipment, water line, sewer, gas line)
- Plumbing New Gas Line to BBQ, Fireplace, Fire Pit, Fire Wok, Kiva, Pool/Spa Heater
- Plumbing New Gas Line to serve 250 gallon or less propane or water tank (above or underground)
- Repair/Replace Like for Like, New or Upgraded ground-mounted A/C, Evap. Cooler, or HVAC
- Electrical Clearance ONLY (400 amps or less)
- Electrical Repair/Replace Like for Like (400 amp panel or less, outlets, fixtures)
- Electrical Service Upgrade / Service up to 400 amps
- Roof-Mounted PV System

Residential Additions:

- Patio Covers
- Attached Golf Cart Garage
- Attached Garage
- Attached Carport
- Covered Breezeway

Residential Accessories:

- Propane or Water Tank 250 gallons or larger (above or underground)
- Fountain / Water Feature
- Mare Motel
- Storage Structure
- Ramada / Gazebo
- Sea Container
- Detached Garage
- Detached Shade Structure
- Barn



Residential Alterations:

- Rewiring/Replumbing
- Enclose Carport / Convert to Garage
- Exterior Remodel
- New HVAC with Duct Work

Residential Demolition**Residential Pools, Spas, Fences:**

- Custom, Standard Plan or Above Ground Pools and/or Spas (engineering can be accepted for these projects)
- Block, Rail, Wood, Wrought Iron Fencing

Commercial:

- Commercial Demolition

What would determine if a project is NOT eligible for the Fast-Track process?

- Engineered design and analysis is required – This does not apply to standard plan engineering or engineering related to pre-fabricated products – Alumawood covers, Metals USA units, etc.
- Hillside property.
- Floodplain, floodway, or washes that will or may be impacted by the planned construction.
- Accessory or additions exceeding 1,000 sq. ft.
- Structures with walls over 10 ft. in height
- Projects involving electrical service greater than 400 amps.
- Projects increase the capacity of the onsite wastewater / septic system (if applicable).
- Projects in which ownership or parcel changes are still in progress or cannot be readily verified.
- Projects for a fence on a vacant lot that have no assigned address

What are the minimum plan requirements with application?

- The submittal requirements are 7 site plans and 3 sets of construction plans.
- If the project involves a fence, 4 fence details.

Special Note for properties on Septic: With the exception of a Roof-Mounted PV, Fencing or Carport conversion to Garage (with no additional plumbing), the approved septic site plan from Environmental Services must be verified in order to participate in the Fast Track process. To speed the review, the applicant can provide the approved Environmental Services site plan, but this is not required. If the approved septic cannot be verified, the project will go through the standard review.

If the application involves increasing fixture count, usage, or capacity, the submittal must be routed to Environmental Services for a technical review and would not qualify for the Fast Track process.



Options: When you submit a Fast Track permit you have several options for waiting or returning:

- Wait in the lobby for the permit to be reviewed
 - When the permit is approved, Customer Service will call you to Station One to give you the issued permit or send you to the cashier to pay for any permit fees and then the cashier will issue the permit for you.
 - If it is determined that the project must be routed for standard review, you will be told by the reviewer so you do not have to wait any longer.
- Return later the same day
 - A contact phone number is required in case a reviewer has questions about the project or you need to be notified that the permit must be routed for standard review.
- Return the following day.
 - If you choose not to wait, you would check the status of the permit online as you would any other. If you see a “Revisions Needed” status, then the permit would have been routed for standard review and comments will be sent per our normal process. If the permit is approved, you would be notified by Quality Control that the permit is ready for pickup.
- If you do not return for the permit the same day and it is approved, it will still be ready for pick up at your convenience.

* If a submittal cannot be reviewed the same day due to unexpected circumstances, staff will contact the applicant to advise as to the review time or any other pertinent information.

