

**Tim Rosenberger - [Testimony in Support of HB 2869](#), Arizona House Commerce Committee (Timestamp 2:09:10)**

**Tim:** Thank you, Chairman Weninger, Vice Chairman Way, and members of the committee. Thank you for the opportunity to testify today in support of this bill. My name is Tim Rosenberger, and I am a fellow at the Manhattan Institute and Stanford University, and a member of the Arizona Bar. My research examines the legal and economic implications of regulatory reform across states and cities, and I am delighted to be back in Arizona, a state that leads on the type of building that ensures our country can enjoy world class cities of the future, and Americans can build lives of dignity and purpose. While Arizona is great, its permitting and inspection processes, like those in many states, are too often characterized by delays, inefficiencies, and excessive bureaucratic hurdles. These issues drive up costs, slow down building, and ultimately hinder economic growth. HB 2869 presents a commonsense reform that would introduce much needed efficiency, predictability, and competition into the process by allowing qualified independent professionals to conduct permitting reviews and inspections alongside, or in place of, government agencies. The current system often forces developers and builders to endure long wait times due to municipal staffing shortages or administrative backlogs. These delays impose significant costs not only on businesses, but also on families, driving up the price of homes and commercial projects across the state. In jurisdictions that have adopted similar third-party permitting and inspection models, such as Texas, Florida, and North Carolina, developers have seen faster turnaround times, reduced costs, and a more transparent process. Importantly, independent provider review does not mean deregulation. Rather, it means smarter regulation. Regulation that prioritizes efficiency without compromising safety or accountability. By passing HB 2869, Arizona has the opportunity to modernize its approach to municipal development, ensuring that businesses can operate efficiently while upholding high standards of compliance and safety. This bill is a step toward making Arizona a national leader. It will foster economic growth and attract building investment. I urge the committee to advance this important legislation and welcome any questions you may have.