



Planning & Development

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Maricopa.gov

Maricopa County Planning and Development Department

Fast Track Plan Review 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 within two days after the plans are accepted. If the reviewer determines the project to be too complex for the Fast Track process, they will place it in the standard review process. 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. The number of GOTO (related) accessory permits is limited to two.

What permits are eligible for the Fast-Track option?

Residential Minors:

- 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
- 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

Residential Additions and Alterations: *

- Patio Covers
- Attached Golf Cart Garage
- Attached Garage
- Attached Carport
- Covered Breezeway
- Minor nonstructural fire damage repairs where the floor area does not exceed 400 sq. ft.

Residential Accessories: *

- Propane Tank 250 gallons or larger (above or underground)
- Water Tank 5000 gallons or larger (above ground)
- Fountain / Water Feature
- Unaltered Sea Container with foundation intended for storage
- Sheds, gazebos, or other detached non-habitable accessory structures under 1,200 sq. ft.

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 not higher than 7 ft.
- Retaining wall less than four feet, engineering must be provided with the submittal

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 1,200 sq. ft.
- Structures with walls over 10 ft. in height or one story.
- 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
- Conversion of an existing space into habitable space **

What are the minimum plan requirements with application

- Clear scope/description of work along with legible plans and details following examples provided elsewhere on the department website

*** Special Note for properties on Septic:** 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 qualify for the Fast Track process, the applicant must provide the approved Environmental Services site plan. If the approved septic cannot be verified, the project will go through the standard review. The link to research septic permits is <https://edms.maricopa.gov/ENV/>

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

** HABITABLE SPACE is defined as a space in a building for living, sleeping, eating, or cooking.