
LAND TITLE ASSOCIATION OF ARIZONA

55th Legislature - 1st Regular Session, 2021

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Posted Calendars and Committee Hearings

- H2030: HOMEOWNERS' ASSOCIATIONS; FIRST RESPONDER FLAGS
Hearing: House Government & Elections (Wednesday 02/03/21 at 9:00 AM, House Rm. 1)
- H2170: WRITS OF GARNISHMENT; ATTORNEY FEES
Hearing: House Judiciary (Wednesday 02/03/21 at 9:00 AM, House Rm. 4)
- H2331: PROPERTY TAX; MOBILE HOMES; DELINQUENCY
Calendar: 2/3 House Consent
- H2382: MOBILE HOME PARKS; CAREGIVERS
Hearing: House Commerce (Tuesday 02/02/21 at 2:00 PM, House Rm. 3)
- H2391: COUNTY PROPERTY TAX INFORMATION; WORKSHEET
Hearing: House Ways & Means (Wednesday 02/03/21 at 9:00 AM, House Rm. 3)
- H2446: ESCROW ACCOUNTS; MANUFACTURED HOMES; REQUIREMENTS
Hearing: House Commerce (Tuesday 02/02/21 at 2:00 PM, House Rm. 3)
- H2617: JUDGMENTS; LIENS; HOMESTEAD
Hearing: House Ways & Means (Wednesday 02/03/21 at 9:00 AM, House Rm. 3)
- S1076: LOW-INCOME MULTIFAMILY HOUSING; VALUATION
Calendar: 2/3 Senate Consent
- S1095: REAL ESTATE; EMPLOYEES; RENT COLLECTION
Calendar: 2/3 Senate Consent
- S1115: REVISED UNIFORM LAW; NOTARIAL ACT
Calendar: 2/3 Senate Consent
- S1230: LIMITED LIABILITY COMPANIES
Calendar: 2/3 Senate Consent
- S1259: MOBILE HOME PARKS; CAREGIVERS
Calendar: 2/3 Senate Consent
- S1265: COURT RULES; SIGNATURES; COURT DOCUMENTS
Hearing: Senate Judiciary (Thursday 02/04/21 at 9:00 AM, Senate Rm. 1)
- S1267: RECORD OF PROCEEDING; ELECTRONIC RECORDING
Hearing: Senate Judiciary (Thursday 02/04/21 at 9:00 AM, Senate Rm. 1)
- S1326: PROPERTY TAX; MOBILE HOMES; DELINQUENCY
Hearing: Senate Finance (Wednesday 02/03/21 at 9:00 AM, Senate Rm. 109)
- S1409: ZONING ORDINANCES; PROPERTY RIGHTS; COSTS
Hearing: Senate Judiciary (Thursday 02/04/21 at 9:00 AM, Senate Rm. 1)
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BILLS TO REVIEW

Bill Summaries

H2619: HOMEOWNERS' ASSOCIATIONS; DECLARATION AMENDMENT; MAJORITY

A condo association declaration may be amended by a vote of the unit owners to which more than 50 percent of the votes are allocated, decreased from at least 67 percent of the votes. The declaration is no longer allowed to require a larger majority. A homeowners' association declaration may be amended by an affirmative vote or written consent of a majority of the owners or eligible voters, instead of by the number of owners or eligible voters specified in the declaration.

First sponsor: Rep. Parker (R - Dist 16)

H2619 Daily History

Date Action

HOMEOWNERS' ASSOCIATIONS; DECLARATION AMENDMENT; MAJORITY 1/28 referred to House gov-elect.

S1104: CAMPAIGN FINANCE; CONTRIBUTION; DISCLOSURES; ITEMIZATION

The information that must be included in campaign finance reports is expanded to include contributions from out-of-state individuals, including identification of the contributor's occupation and employer. After receiving a combined total of \$5,000 from in-state contributors who each contributed an individual aggregate of \$50 or less to a political committee during an election cycle, the campaign finance report is required to identify every subsequent individual in-state contributor, and the amount and date of each contribution.

First sponsor: Sen. Mesnard (R - Dist 17)

| S1104 Daily History | Date Action |
|---|-------------|
| CAMPAIGN FINANCE; CONTRIBUTION; DISCLOSURES; ITEMIZATION 1/20 referred to Senate gov. | |

S1409: ZONING ORDINANCES; PROPERTY RIGHTS; COSTS

Before adopting any zoning ordinance or zoning ordinance text amendment of general applicability, the legislative body of a municipality is required to consider and adopt an individual property rights cost of housing impact statement regarding the impact of the zoning ordinance, which must include a list of specified information. Municipalities are prohibited from adopting or enforcing a land use regulation that unreasonably increases the cost to construct housing for sale or rent.

First sponsor: Sen. Petersen (R - Dist 12)

| S1409 Daily History | Date Action |
|--|-------------|
| ZONING ORDINANCES; PROPERTY RIGHTS; COSTS 1/27 referred to Senate jud. | |

S1435: RESIDENCES; MOBILE HOMES; PROHIBITED DISCLOSURES

A landlord that owns five or more dwelling units and a landlord that owns a mobile home park is prohibited from inquiring about, considering or requiring disclosure of the criminal history record of an applicant for tenancy during the leasing process except after the applicant has received a conditional offer on tenancy and the disclosure is only for the period of the seven most recent consecutive years preceding the date that that conditional offer of tenancy is made. Some exceptions. If the applicant for tenancy discloses a crime, the landlord is required to provide the applicant a reasonable opportunity to present evidence of rehabilitation or other mitigating factors regarding the conviction, and to consider the evidence of rehabilitation in making decisions regarding the tenancy. The landlord is prohibited from retaliating against the applicant or any other tenant for making a complaint against the landlord for noncompliance with these requirements. A landlord who fails to comply is liable to the applicant or tenant under statute governing an unlawful ouster, and an applicant is deemed to be a tenant for that purpose and may file an action for unlawful ouster and damages.

First sponsor: Sen. Quezada (D - Dist 29)
Others: Sen. Rios (D - Dist 27), Sen. Steele (D - Dist 9)

| S1435 Daily History | Date Action |
|---|-------------|
| RESIDENCES; MOBILE HOMES; PROHIBITED DISCLOSURES 1/27 referred to Senate com. | |

S1463: DIFI; OMNIBUS

Numerous changes to statutes relating to the Department of Insurance and Financial Institutions (DIFI). The Superintendent of Financial Institutions is renamed the Deputy Director of the Financial Institutions Division of DIFI. The uniform standards of professional appraisal practice as published by the Appraisal Standards Board are the standards for the appraisal practice in Arizona unless the Deputy Director objects. Repeals the chapter of statute regulating deferred presentment companies. Allows the Deputy Director to contract for the testing of applicants for mortgage broker licenses and to allow the contractor to charge a reasonable testing fee. Eliminates fees for approving articles of incorporation and changing responsible persons or active managers on financial institution licenses. Establishes a fee of \$300 plus \$300 for each branch office for a premium finance company. Changes the definition of

"control" to increase the direct or indirect ownership or voting shares to 25 percent, from 15 percent. States that a consumer loan made under a consumer lender license is not a secondary motor vehicle finance transaction. Retroactive to July 1, 2020. the DIFI Director is required to appoint an individual to operate the Automobile Theft Authority in conjunction with operating the fraud unit.

First sponsor: Sen. Livingston (R - Dist 22)

| S1463 Daily History | Date Action |
|---------------------|-------------|
|---------------------|-------------|

DIFI; OMNIBUS 1/28 referred to Senate fin.

S1491: RESIDENTIAL PROPERTY TAX; DEFERRAL

To qualify for a residential property tax deferral, an individual must be at least 65 years of age, decreased from 70 years of age, or have a total and permanent disability exempting their property from tax on the date the deferral claim form is filed. Additionally, the total taxable income of all persons residing in the residence cannot exceed \$20,000, increased from \$10,000, plus cost-of-living increases that follow federal Social Security cost-of-living adjustment increases. The full cash value of the property cannot exceed \$150,000 or 75 percent of the median full cash value of the county in which the residence is located, whichever is greater. Establishes reporting requirements on deferral claims.

First sponsor: Sen. Shope (R - Dist 8)

| S1491 Daily History | Date Action |
|---------------------|-------------|
|---------------------|-------------|

RESIDENTIAL PROPERTY TAX; DEFERRAL 2/1 referred to Senate fin.

S1607: LANDLORD TENANT; COVID RENT FREEZE

For any residential rental property, a landlord is prohibited from increasing a tenant's rental amount during the period of a proclaimed state of emergency due to COVID-19 and for 30 days after the proclaimed state of emergency terminates.

First sponsor: Sen. Quezada (D - Dist 29)
Others: Sen. Mendez (D - Dist 26)

| S1607 Daily History | Date Action |
|---------------------|-------------|
|---------------------|-------------|

LANDLORD TENANT; COVID RENT FREEZE 2/1 referred to Senate com.

S1608: LANDLORD; TENANT; MORATORIUM; GRACE PERIOD

For any tenant who has received relief from eviction as the result of federal law, presidential executive order or state executive order, the tenant has a six-month grace period to pay any unpaid rent after the federal or state relief from eviction expires.

First sponsor: Sen. Quezada (D - Dist 29)
Others: Sen. Mendez (D - Dist 26)

| S1608 Daily History | Date Action |
|---------------------|-------------|
|---------------------|-------------|

LANDLORD; TENANT; MORATORIUM; GRACE PERIOD 2/1 referred to Senate com.

S1610: RENTAL HOUSING; INCOME SOURCE DISCRIMINATION

A landlord is prohibited from using the "source of income" (defined) of an otherwise eligible prospective or current tenant to take any of a list of actions, including refusing to rent, eviction, or in any other manner denying a rental unit. For a landlord who requires that a prospective or current tenant meet a certain threshold level of income, any source of income in the form of a rent voucher or subsidy must be subtracted from the total of the monthly rent before calculating whether the income criteria have been met. Violations are an unlawful practice subject to enforcement by the Attorney General.

First sponsor: Sen. Quezada (D - Dist 29)
Others: Sen. Mendez (D - Dist 26)

S1610 Daily History

Date Action

RENTAL HOUSING; INCOME SOURCE DISCRIMINATION 2/1 referred to Senate com.

S1611: LANDLORD TENANT; RENT INCREASE LIMITATION

The maximum amount of a permissible rent increase for a tenant is the lesser of either 10 percent of the lowest rental rate charged during the 12 months immediately preceding the date on which the rental increase takes effect, or 5 percent of the lowest rental rate charged during the 12 months plus the rate of inflation as determined by the gross domestic product price deflator index published by the U.S. Department of Commerce.

First sponsor: Sen. Quezada (D - Dist 29)

Others: Sen. Mendez (D - Dist 26)

S1611 Daily History

Date Action

LANDLORD TENANT; RENT INCREASE LIMITATION 2/1 referred to Senate com.

S1612: LANDLORD TENANT; EVICTION FOR CAUSE

For any tenant who has maintained a tenancy of 12 months or more, a landlord is only permitted to terminate the rental agreement or refuse to renew the rental agreement if the tenant fails to pay rent, the tenant materially breaches the rental agreement, or the landlord or landlord's specified family member is to reside in the rental property or the landlord removes the rental property from the rental market. For any termination for removal from the rental market or the landlord or a family member to reside in the property, the landlord is required to waive one month of the tenant's rent or provide to the tenant one month's rent as relocation assistance.

First sponsor: Sen. Quezada (D - Dist 29)

Others: Sen. Mendez (D - Dist 26)

S1612 Daily History

Date Action

LANDLORD TENANT; EVICTION FOR CAUSE 2/1 referred to Senate com.

S1644: HOMEOWNERS' ASSOCIATIONS; DECLARATION; BYLAWS; AMENDMENTS

A condo association declaration may be amended by a vote of the unit owners to which more than 50 percent of the votes are allocated, decreased from at least 67 percent of the votes. The declaration is no longer allowed to require a larger majority. A homeowners' association declaration may be amended by an affirmative vote or written consent of a majority of the owners or eligible voters, instead of by the number of owners or eligible voters specified in the declaration. For a condo association or homeowners' association, an amendment to the declaration of that takes any of a list of specified actions requires the approval of owners of 75 percent of all lots, or the declaration may provide otherwise. A vote to approve an amendment to the declaration may take place at a meeting or without a meeting. Establishes requirements for notice of a vote. More.

First sponsor: Sen. Gray (R - Dist 21)

S1644 Daily History

Date Action

No actions posted for this bill within the requested time frame.

OPPOSE

Bill Summaries

H2617: JUDGMENTS; LIENS; HOMESTEAD

Increases the homestead exemption to \$250,000, from \$150,000. A civil judgment in favor of the state becomes a lien on the real property of the judgment debtor, including the judgment debtor's homestead property, that is located in the county in which the judgment is recorded, whether the property is then owned by the judgment debtor or is later acquired, from the time of recording until satisfied or lifted. Applies retroactively to all judgments in favor of the state without regard to when the judgment was recorded. Civil

judgments obtained by the state that are entered on or after September 13, 2013, or that were entered before September 13, 2013 and that were current and collectible under the laws applicable on that date are exempt from statute allowing a writ of execution or other process to be issued to enforce a judgment. Previously, all civil judgments obtained by the state were exempt.

First sponsor: Rep. Toma (R - Dist 22)

| H2617 Daily History | Date | Action |
|--|------|--------|
| JUDGMENTS; LIENS; HOMESTEAD 1/25 referred to House ways-means. | | |

H2702: FEDERAL GOVERNMENT; LAND ACQUISITION; CONSENT

The consent of the state of Arizona to the acquisition, sale, gift or grant or any other transfer of an ownership interest in any privately owned real property within Arizona that is not in possession of any federal agency as of the effective date of this legislation, and that would remove the real property from state, county and municipal property tax rolls is prohibited from being given without the express, affirmative consent of the Legislature and the Governor through the signing of a joint resolution. On the opening of escrow for the sale of private real property to the federal government or a federal agency, the escrow agent or property owner is required to notify the Legislature and request approval of the sale. The state has the right of first refusal to purchase private real property that the federal government is contracting to acquire. Contains legislative findings.

First sponsor: Rep. Finchem (R - Dist 11)

| H2702 Daily History | Date | Action |
|--|------|--------|
| No actions posted for this bill within the requested time frame. | | |

SUPPORT

Bill Summaries

S1115: REVISED UNIFORM LAW; NOTARIAL ACT

Various changes to statutes relating to notarization. A "notarial officer" (defined) is authorized to perform a "notarial act" (defined) as authorized by state law, and to certify that a tangible copy of an electronic record is an accurate copy of the electronic record. A notarial officer who takes an acknowledgment of a record or a verification of a statement on oath or affirmation is required to determine, from personal knowledge or satisfactory evidence of the identity of the individual, that the individual appearing before the officer and making the acknowledgment has the identity claimed and that the signature on the record is the signature of the individual, and requirements for verification of identity are specified. If a notarial act relates to a statement made in or a signature executed on a record, the individual making the statement or executing the signature is required to appear personally before the notarial officer. A remotely located individual may use communication technology to appear before a notary public, and requirements for notarial acts performed using communication technology are specified. A notarial act may be performed by a notary public, a judge or clerk of a court, an individual who is licensed to practice law in Arizona, or any individual authorized to perform the specific act by state law. Establishes requirements for a notarial act performed in another state, under the authority of a federally recognized Indian tribe, under federal authority, and under authority of a foreign state or international governmental organization. Previous statute governing recognition of notarial acts performed outside Arizona is repealed. A notarial act is required to be evidenced by a certificate, and certificate requirements are listed, including standard short form certificates for specified purposes. A notary public is responsible for the security of the notary public's stamping device and cannot allow another individual to use the device to perform a notarial act. Establishes grounds to deny, refuse to renew, revoke, suspend or condition the commission of a notary public. Establishes a list of prohibited acts for a notary public. Requires the Secretary of State to adopt rules to implement this legislation by July 1, 2021, and provisions that may be included in the rules are listed.

Requires the Secretary of State to maintain an electronic database of notaries public. Much more. Due to voter protection, one section of this legislation requires the affirmative vote of at least 3/4 of the members of each house of the Legislature for passage. Effective July 1, 2022.

First sponsor: Sen. Ugenti-Rita (R - Dist 23)
Others: Rep. Kavanagh (R - Dist 23)

| S1115 Daily History | Date | Action |
|-----------------------------------|------|-------------------------------------|
| REVISED UNIFORM LAW; NOTARIAL ACT | 1/28 | from Senate com do pass. |
| REVISED UNIFORM LAW; NOTARIAL ACT | 1/27 | Senate com do pass; report awaited. |
| REVISED UNIFORM LAW; NOTARIAL ACT | 1/20 | referred to Senate com. |

MONITOR

Bill Summaries

H2057: LAND DIVISIONS; COUNTY REGULATION; SURVEYS

Counties are prohibited from requiring an applicant for a land division to conduct a survey as a condition of approving the land division or conveyance or the land or issuance of a building permit.

First sponsor: Rep. Griffin (R - Dist 14)

| H2057 Daily History | Date | Action |
|--|------|---|
| LAND DIVISIONS; COUNTY REGULATION; SURVEYS | 1/25 | from House rules okay. |
| LAND DIVISIONS; COUNTY REGULATION; SURVEYS | 1/20 | from House nat res-energy-water do pass. |
| LAND DIVISIONS; COUNTY REGULATION; SURVEYS | 1/19 | House nat res-energy-water do pass; report awaited. |
| LAND DIVISIONS; COUNTY REGULATION; SURVEYS | 1/12 | referred to House land-agri-rural affairs. |

H2087: TECH CORRECTION; ESTATES

Minor change in Title 14 (Trusts, Estates and Protective Proceedings) related to venue for probate and administration. Apparent striker bus.

First sponsor: Rep. Bolick (R - Dist 20)

| H2087 Daily History | Date | Action |
|--|------|--------|
| No actions posted for this bill within the requested time frame. | | |

H2170: WRITS OF GARNISHMENT; ATTORNEY FEES

Accrued attorney fees, including fees for garnishment, if allowed by a judgment or contract, are added to the amount that may be included in a writ of garnishment.

First sponsor: Rep. Blackman (R - Dist 6)

| H2170 Daily History | Date | Action |
|-------------------------------------|------|------------------------|
| WRITS OF GARNISHMENT; ATTORNEY FEES | 1/21 | referred to House jud. |

H2306: RIGHT TO REDEEM; LIEN SALE

A real property tax lien cannot be redeemed after the entry of a judgment of foreclosing the right to redeem. When the court enters judgment foreclosing the right to redeem, the court must direct the county treasurer to sell the property and deliver the deed to the purchaser after the purchaser pays, instead of to deliver the deed to the party in whose favor the judgment was entered. The foreclosure of the right to redeem does not extinguish the property owner's or another lienholder's interest in the surplus proceeds from the sale of the property. The treasurer is required to sell the property at public auction. An auction must be held within 6 months after the entry of a judgment foreclosing the right to redeem. Requirements for notice of the auction and conducting the auction are established, including requiring the county treasurer to set the minimum bid at the property's limited cash value. After deducting and distributing interest, penalties, fees and costs charged against the parcel, the county treasurer is required to post a public list of the remaining monies that any party that had a legal interest in the property before the judgment

foreclosing the right to redeem or the issuance of the tax deed to this state may claim. The county treasurer is required to continuously post a list of properties sold in the past five years in the treasurer's office and on the treasurer's official website. After receiving full payment for the property, the county treasurer is required to notify by mail the former property owner and any person with a recorded interest in the property, and information that must be included in the notice is listed. Any portion of the surplus monies that remains unclaimed after five years must be treated as unclaimed property. More. Emergency clause.

First sponsor: Rep. Kavanagh (R - Dist 23)

| H2306 Daily History | Date Action |
|---|-------------|
| RIGHT TO REDEEM; LIEN SALE 1/26 referred to House ways-means. | |

H2331: PROPERTY TAX; MOBILE HOMES; DELINQUENCY

For a mobile home for which an affidavit of affixture has not been recorded, that is not placed on the real property roll and that is used as the owner's primary residence, the delinquent taxes may be collected only after the tax is delinquent for one year and the person liable for paying the tax has not redeemed the property within six months after the end of the one-year period.

First sponsor: Rep. Griffin (R - Dist 14)

| H2331 Daily History | Date Action |
|--|-------------|
| PROPERTY TAX; MOBILE HOMES; DELINQUENCY 1/27 from House ways-means do pass. | |
| PROPERTY TAX; MOBILE HOMES; DELINQUENCY 1/27 House ways-means do pass; report awaited. | |
| PROPERTY TAX; MOBILE HOMES; DELINQUENCY 1/21 referred to House ways-means. | |

H2544: BLOCKCHAIN AND CRYPTOCURRENCY STUDY COMMITTEE

Establishes an 11-member Blockchain and Cryptocurrency Study Committee review data on the scope of blockchain and cryptocurrency throughout the country, and solicit ideas and opinions of industry experts on legislation. The Committee is required to submit a report of its findings and recommendations to the Governor and the Legislature by December 31, 2021, and self-repeals October 1, 2022.

First sponsor: Rep. Wilmeth (R - Dist 15)
Others: Rep. Kaiser (R - Dist 15), Rep. Lieberman (D - Dist 28), Rep. Weninger (R - Dist 17)

| H2544 Daily History | Date Action |
|---|-------------|
| BLOCKCHAIN AND CRYPTOCURRENCY STUDY COMMITTEE 1/28 referred to House com. | |

S1265: COURT RULES; SIGNATURES; COURT DOCUMENTS

The Supreme Court is authorized to allow documents that require a sworn written declaration, verification, certificate, statement, oath or affidavit to be signed with an electronic signature.

First sponsor: Sen. Petersen (R - Dist 12)

| S1265 Daily History | Date Action |
|---|-------------|
| COURT RULES; SIGNATURES; COURT DOCUMENTS 1/21 referred to Senate jud. | |

S1326: PROPERTY TAX; MOBILE HOMES; DELINQUENCY

For a mobile home for which an affidavit of affixture has not been recorded, that is not placed on the real property roll and that is used as the owner's primary residence, the delinquent taxes may be collected only after the tax is delinquent for one year and the person liable for paying the tax has not redeemed the property within six months after the end of the one-year period.

First sponsor: Sen. Gowan (R - Dist 14)

| S1326 Daily History | Date Action |
|--|-------------|
| PROPERTY TAX; MOBILE HOMES; DELINQUENCY 1/25 referred to Senate fin. | |

REMOVED FROM LIST (NOT RELEVANT AS DRAFTED)

Bill Summaries

H2002: TECH CORRECTION; SELLER; DISCLOSURE

Minor change in Title 33 (Property) related to seller's duty to disclose. Apparent striker bus.

First sponsor: Rep. Cobb (R - Dist 5)

| H2002 Daily History | Date | Action |
|--|------|--------|
| No actions posted for this bill within the requested time frame. | | |

H2025: DELINQUENT PROPERTY TAX; INTEREST; WAIVER

The county treasurer is authorized to waive the interest that accrues on delinquent property taxes, and any other penalties, for a delinquency that occurs during the one-year period after a mortgage or deed of trust is satisfied or otherwise released on the property. A taxpayer may receive this waiver only once per property.

First sponsor: Rep. Kavanagh (R - Dist 23)

| H2025 Daily History | Date | Action |
|---|------|---|
| DELINQUENT PROPERTY TAX; INTEREST; WAIVER | 1/25 | from House rules okay. |
| DELINQUENT PROPERTY TAX; INTEREST; WAIVER | 1/20 | from House ways-means do pass. |
| DELINQUENT PROPERTY TAX; INTEREST; WAIVER | 1/20 | House ways-means do pass; report awaited. |
| DELINQUENT PROPERTY TAX; INTEREST; WAIVER | 1/12 | referred to House ways-means. |

H2030: HOMEOWNERS' ASSOCIATIONS; FIRST RESPONDER FLAGS

Condominium associations and homeowners associations cannot prohibit the display of a flag that represents one or more categories of first responders.

First sponsor: Rep. Kavanagh (R - Dist 23)

| H2030 Daily History | Date | Action |
|---|------|------------------------------|
| HOMEOWNERS' ASSOCIATIONS; FIRST RESPONDER FLAGS | 1/12 | referred to House gov-elect. |

H2049: EMINENT DOMAIN; EXISTING CONTRACTS

If a municipality exercises the right of eminent domain to acquire a public utility business or enterprise, the municipality is required to assume all existing assets and contractual liabilities associated with providing current and future utility service in the certificate of convenience and necessity that is being condemned unless all parties to the contractual obligations agree otherwise.

First sponsor: Rep. Weninger (R - Dist 17)

| H2049 Daily History | Date | Action |
|------------------------------------|------|------------------------------------|
| EMINENT DOMAIN; EXISTING CONTRACTS | 1/28 | retained on House COW calendar. |
| EMINENT DOMAIN; EXISTING CONTRACTS | 1/25 | from House rules okay. |
| EMINENT DOMAIN; EXISTING CONTRACTS | 1/20 | from House com do pass. |
| EMINENT DOMAIN; EXISTING CONTRACTS | 1/19 | House com do pass; report awaited. |
| EMINENT DOMAIN; EXISTING CONTRACTS | 1/12 | referred to House com. |

H2052: HOMEOWNERS' ASSOCIATIONS: POLITICAL; COMMUNITY ACTIVITY

Condominium associations and planned community associations cannot prohibit or unreasonably restrict a unit owner or member's ability to peacefully assemble and use private or common elements of the community if done in compliance with reasonable restrictions for the use of that property adopted by the board of directors. An individual unit owner or member or a group of unit owners or members are permitted to organize to discuss or address association business, including board elections or recalls, potential or actual ballot issues or revisions to the community documents, property maintenance or safety issues or any other association business or actions. A unit owner or member is allowed to invite a political candidate or other non-unit owner guest to speak to an assembly of unit owners or members. For the purpose of the prohibition on

condominium associations and planned community associations prohibiting the display of a political sign, the definition of "political sign" is expanded to include a sign regarding any activity to elect or remove association directors or to circulate or oppose petitions for actions in the association or in support of or opposition to association ballot measures or other questions.

First sponsor: Rep. Kavanagh (R - Dist 23)

| H2052 Daily History | Date | Action |
|---|------|--|
| HOMEOWNERS' ASSOCIATIONS: POLITICAL; COMMUNITY ACTIVITY | 1/25 | from House rules okay. |
| HOMEOWNERS' ASSOCIATIONS: POLITICAL; COMMUNITY ACTIVITY | 1/20 | from House gov-elect do pass. |
| HOMEOWNERS' ASSOCIATIONS: POLITICAL; COMMUNITY ACTIVITY | 1/20 | House gov-elect do pass; report awaited. |
| HOMEOWNERS' ASSOCIATIONS: POLITICAL; COMMUNITY ACTIVITY | 1/14 | referred to House gov-elect. |

H2054: VOTER REGISTRATION DATABASE; DEATH RECORDS

The Secretary of State is required, instead of permitted, to compare the records of deaths with the statewide voter registration database.

First sponsor: Rep. Kaiser (R - Dist 15)

Others: Rep. Chaplik (R - Dist 23), Rep. Cobb (R - Dist 5), Sen. Ugenti-Rita (R - Dist 23), Rep. Wilmeth (R - Dist 15)

| H2054 Daily History | Date | Action |
|--|------|--|
| VOTER REGISTRATION DATABASE; DEATH RECORDS | 1/25 | from House rules okay. |
| VOTER REGISTRATION DATABASE; DEATH RECORDS | 1/20 | from House gov-elect do pass. |
| VOTER REGISTRATION DATABASE; DEATH RECORDS | 1/20 | House gov-elect do pass; report awaited. |
| VOTER REGISTRATION DATABASE; DEATH RECORDS | 1/14 | referred to House gov-elect. |

H2376: CLASS 2 PROPERTY; GUEST RANCHES

The list of property classified as class 2 property for property tax purposes is expanded to include real property, improvements to property, and personal property of a "guest ranch" (defined). As a condition for class 2 property tax valuation, the owner of a guest ranch is required to record a deed restriction with the county recorder that restricts the property to use as a guest ranch for at least ten years. The valuation of a guest ranch as class 2 property constitutes a covenant between the county assessor and the owner of the guest ranch that the use of the property will remain unchanged for the duration of the deed restriction. If the property is converted to a different use in violation of the covenant, the county assessor is required to add to the tax levied against the property on the next tax roll a penalty equal to the difference between the total amount of property taxes that would have been levied on the property for the preceding ten years or the period of time the property was valued as class 2 property, whichever period is shorter, if the property had not been valued as class 2 property and the property taxes that were actually paid for the same period. The penalty must be paid before completion of the next property tax roll and is enforceable and subject to the same penalties and interest as if the penalty were a tax levied against the property.

First sponsor: Rep. Dunn (R - Dist 13)

Others: Rep. Barton (R - Dist 6), Rep. Carroll (R - Dist 22), Rep. Cobb (R - Dist 5), Rep. Cook (R - Dist 8), Rep. Hoffman (R - Dist 12), Sen. Kerr (R - Dist 13), Rep. Pratt (R - Dist 8), Rep. Toma (R - Dist 22)

| H2376 Daily History | Date | Action |
|---------------------------------|------|-------------------------------|
| CLASS 2 PROPERTY; GUEST RANCHES | 1/26 | referred to House ways-means. |

H2382: MOBILE HOME PARKS; CAREGIVERS

The requirements for a mobile home park resident to have a caregiver occupy the mobile home to provide live-in health care to the resident are modified to require the resident to have a disability as defined elsewhere in statute and to require the services provided by the caregiver to be necessary to afford the resident equal opportunity to use and enjoy the dwelling. Previously, the resident was required to provide a written treatment plan from the resident's physician every six months for a caregiver to be authorized to do so. Landlords

are no longer authorized to require the resident to provide a written renewal of the treatment plan every six months.

First sponsor: Rep. Blackman (R - Dist 6)

| H2382 Daily History | Date | Action |
|---|------|--------|
| MOBILE HOME PARKS; CAREGIVERS 1/27 referred to House com. | | |

H2391: COUNTY PROPERTY TAX INFORMATION; WORKSHEET

Within seven days after adopting the property tax rates and levies, the county board of supervisors is required to compile and make available to the public the adopted property tax rates, levies and valuations for all taxing jurisdictions in the county on a worksheet prescribed by the Department of Revenue.

First sponsor: Rep. Kaiser (R - Dist 15)
Others: Rep. Bolick (R - Dist 20)

| H2391 Daily History | Date | Action |
|---|------|--------|
| COUNTY PROPERTY TAX INFORMATION; WORKSHEET 1/27 referred to House ways-means. | | |

H2446: ESCROW ACCOUNTS; MANUFACTURED HOMES; REQUIREMENTS

When selling a new manufactured home or factory-built building designed for use as a residential dwelling that has a purchase price of less than \$150,000 or a manufactured home, mobile home or factory-built building designed for use as a residential dwelling that is previously owned and that has a purchase price of less than \$100,000, the dealer is required to either maintain a licensee's trust account or open an escrow account with an independent financial institution or escrow agent located in Arizona. The dealer is required to deposit all earnest monies received for the sale of manufactured homes, mobile homes or factory-built buildings designed for use as residential dwellings in the trust or escrow account. The Department of Housing is required to conduct an audit of each dealer's trust or escrow account at least once every two years.

First sponsor: Rep. Dunn (R - Dist 13)

| H2446 Daily History | Date | Action |
|---|------|--------|
| ESCROW ACCOUNTS; MANUFACTURED HOMES; REQUIREMENTS 1/27 referred to House com. | | |

H2508: MONEY TRANSMITTERS; EXEMPTIONS; AUTHORIZED DELEGATES

A person that provides money transmitter services for a bank, credit union or savings and loan association under a written agreement where the entity remains responsible for providing the money transmitter services to its customers is exempt from statutes regulating money transmitters, but is subject to statute requiring reporting of suspecting money laundering to the Attorney General.

First sponsor: Rep. Bolick (R - Dist 20)

| H2508 Daily History | Date | Action |
|--|------|--------|
| No actions posted for this bill within the requested time frame. | | |

H2538: SUPPORTED DECISION-MAKING; SUPPORTER OBLIGATIONS

Adds a new article to Title 14 (Trusts, Estates and Protective Proceedings) regulating "supported decision-making agreements," defined as an agreement between an adult with a "disability" (defined as a physical or mental impairment that substantially limits one or more major life activities) and a "supporter" (defined) to enable the adult to make life decisions without impeding the adult's self-determination. An adult is authorized to voluntarily enter into a supported decision-making agreement to authorize the supporter to provide supported decision-making, assist the adult with accessing relevant information and understanding that information, and assist the adult in communicating the adult's decisions to appropriate persons. The supported decision-making agreement is required to set forth the rights and obligations of both the adult and the supporter. If the supporter intimidates or deceives the adult in procuring the supported decision-making agreement, the supporter is

subject to criminal prosecution and civil penalties. The supporter is prohibited from receiving compensation as a result of the supporter's duties under a supported-decision making agreement. An "interested person" (defined) is authorized to file a verified petition with the superior court to determine the validity of the supported decision-making agreement. A supported decision-making agreement is required to be signed by the adult and the supporter in the presence of two or more subscribing witnesses or a notary public. A supported decision-making agreement terminates if at any time the adult becomes an "incapacitated person" (defined elsewhere in statute) or on the appointment of a guardian. Establishes a standard form for supported decision-making agreements and requires supported decision-making agreements to be in substantially that form. A supported decision-making agreement is added to the definition of "governing instrument" for the purpose of Title 14 (Trusts, Estates and Protective Proceedings). Effective January 1, 2022.

First sponsor: Rep. Longdon (D - Dist 24)

Others: Rep. Dunn (R - Dist 13), Rep. Nutt (R - Dist 14), Rep. Rodriguez (D - Dist 27), Rep. Salman (D - Dist 26), Rep. Schwiebert (D - Dist 20), Rep. Sierra (D - Dist 19)

| H2538 Daily History | Date | Action |
|--|------|--------|
| No actions posted for this bill within the requested time frame. | | |

H2554: TECH CORRECTIONS; SAFE DEPOSIT; TENANCY

Minor change in Title 6 (Banks and Financial Institutions) related to safe deposit repositories. Apparent striker bus.

First sponsor: Rep. Weninger (R - Dist 17)

| H2554 Daily History | Date | Action |
|--|------|--------|
| No actions posted for this bill within the requested time frame. | | |

H2573: LANDLORD; TENANT; FEE DISCLOSURE: WAIVER

At or before a tenancy begins, the landlord is required to disclose to the tenant any additional fees or costs that may be chargeable to the tenant and that are not included in the periodic rental rate. The landlord is required to include the same disclosures in any advertisement that states the periodic rental rate. A landlord is required to allow a tenant to choose not to receive and pay for any nonessential services, to allow a tenant to pay rent and any other amounts due with any legal tender, and to assess any properly charged additional fees or costs only on the same date that the rental payment is due. A landlord is prohibited from charging additional fees for accepting an online payment through the landlord's website or other system that is provided by the landlord.

First sponsor: Rep. Powers Hannley (D - Dist 9)

Others: Rep. Andrade (D - Dist 29), Sen. Engel (D - Dist 10), Rep. Epstein (D - Dist 18), Rep. Fernandez (D - Dist 4), Sen. Mendez (D - Dist 26), Rep. Rodriguez (D - Dist 27), Rep. Salman (D - Dist 26), Rep. Stahl Hamilton (D - Dist 10), Rep. Teran (D - Dist 30)

| H2573 Daily History | Date | Action |
|--|------|--------|
| LANDLORD; TENANT; FEE DISCLOSURE: WAIVER 1/28 referred to House com. | | |

S1038: LANDLORD TENANT; RENT; FIFTEEN DAYS

A landlord is authorized to terminate a rental agreement if rent is not paid within 15 days, increased from 5 days, after written notice by the landlord of nonpayment and the landlord's intention to terminate the rental agreement.

First sponsor: Sen. Engel (D - Dist 10)

| S1038 Daily History | Date | Action |
|--|------|--------|
| LANDLORD TENANT; RENT; FIFTEEN DAYS 1/11 referred to Senate com. | | |

S1039: EVICTION PREVENTION; STUDY COMMITTEE

Establishes a 19-member Study Committee on Statewide Eviction Prevention and Housing Affordability to conduct a comprehensive study on reducing eviction filings, review related policies and statutes, conduct research on

housing affordability issues, and propose legislation to address these issues. The Committee is required to submit a report of its activities and recommendations to the Governor and the Legislature by December 1, 2021, and self-repeals November 1, 2022.

First sponsor: Sen. Engel (D - Dist 10)

| S1039 Daily History | Date Action |
|---|-------------|
| EVICTION PREVENTION; STUDY COMMITTEE 1/11 referred to Senate com. | |

S1065: STATE LANDS; PARTIAL TRACTS; PATENTS

A patent is no longer prohibited from being issued for less than 1/4 of a tract of state land sold or less than 10 acres.

First sponsor: Sen. Kerr (R - Dist 13)

| S1065 Daily History | Date Action |
|--|-------------|
| STATE LANDS; PARTIAL TRACTS; PATENTS 1/28 passed Senate 29-0; ready for House. | |
| STATE LANDS; PARTIAL TRACTS; PATENTS 1/26 from Senate rules okay. | |
| STATE LANDS; PARTIAL TRACTS; PATENTS 1/14 from Senate nat res-energy-water do pass. | |
| STATE LANDS; PARTIAL TRACTS; PATENTS 1/13 Senate nat res-energy-water do pass; report awaited. | |
| STATE LANDS; PARTIAL TRACTS; PATENTS 1/11 referred to Senate nat res-energy-water. | |

S1076: LOW-INCOME MULTIFAMILY HOUSING; VALUATION

The owner of "low-income multifamily residential rental property" (defined) is authorized to elect a statutory income method for valuing the property. The calculation for this valuation method is established. Requirements for a property owner to elect this valuation method are specified, including documentation requirements. Low-income multifamily residential rental properties that are valued using this method are classified as class four property for property tax purposes.

First sponsor: Sen. Livingston (R - Dist 22)

| S1076 Daily History | Date Action |
|--|-------------|
| LOW-INCOME MULTIFAMILY HOUSING; VALUATION 1/27 from Senate fin do pass. | |
| LOW-INCOME MULTIFAMILY HOUSING; VALUATION 1/27 Senate fin do pass; report awaited. | |
| LOW-INCOME MULTIFAMILY HOUSING; VALUATION 1/20 referred to Senate fin. | |

S1095: REAL ESTATE; EMPLOYEES; RENT COLLECTION

A person who is not a real estate licensee is permitted to collect in-person rent for the use of real estate and related fees as part of the person's clerical duties if the person works for a real estate broker or real estate salesperson, the rent collection is on behalf of the licensee, and the person provides a receipt when rent is paid.

First sponsor: Sen. Pace (R - Dist 25)

| S1095 Daily History | Date Action |
|--|-------------|
| REAL ESTATE; EMPLOYEES; RENT COLLECTION 1/28 from Senate com do pass. | |
| REAL ESTATE; EMPLOYEES; RENT COLLECTION 1/27 Senate com do pass; report awaited. | |
| REAL ESTATE; EMPLOYEES; RENT COLLECTION 1/20 referred to Senate com. | |

S1196: AFFORDABLE HOUSING; PROPERTY VALUATION

The initial appraised value of "community land trust property" (defined) in the year the property first qualifies for classification as "affordable housing" (defined) is the initial investment basis. In subsequent valuations by the assessor, the value of the community land trust property cannot exceed the sum of the market value of the community land trust property and the initial investment basis.

First sponsor: Sen. Mendez (D - Dist 26)

Others: Rep. M. Hernandez (D - Dist 26), Sen. Quezada (D - Dist 29), Rep. Salman (D - Dist 26)

| S1196 Daily History | Date Action |
|---------------------|-------------|
|---------------------|-------------|

S1230: LIMITED LIABILITY COMPANIES

Updates various references to statutes to reflect the repeal of the previous Limited Liability Company Act, which occurred on September 1, 2020, and the enactment of a new Limited Liability Company Act, which became effective on September 1, 2019.

First sponsor: Sen. Pace (R - Dist 25)

| S1230 Daily History | Date | Action |
|-----------------------------|------|-------------------------------------|
| LIMITED LIABILITY COMPANIES | 1/28 | from Senate com do pass. |
| LIMITED LIABILITY COMPANIES | 1/27 | Senate com do pass; report awaited. |
| LIMITED LIABILITY COMPANIES | 1/20 | referred to Senate com. |

S1259: MOBILE HOME PARKS; CAREGIVERS

The requirements for a mobile home park resident to have a caregiver occupy the mobile home to provide live-in health care to the resident are modified to require the resident to have a disability as defined elsewhere in statute and to require the services provided by the caregiver to be necessary to afford the resident equal opportunity to use and enjoy the dwelling. Previously, the resident was required to provide a written treatment plan from the resident's physician every six months for a caregiver to be authorized to do so. Landlords are no longer authorized to require the resident to provide a written renewal of the treatment plan every six months.

First sponsor: Sen. Mesnard (R - Dist 17)

| S1259 Daily History | Date | Action |
|-------------------------------|------|-------------------------------------|
| MOBILE HOME PARKS; CAREGIVERS | 1/28 | from Senate com do pass. |
| MOBILE HOME PARKS; CAREGIVERS | 1/27 | Senate com do pass; report awaited. |
| MOBILE HOME PARKS; CAREGIVERS | 1/21 | referred to Senate com. |

S1264: TECH CORRECTION; NOTARIES PUBLIC; CONDUCT

Minor change in Title 41 (State Government) related to notaries public. Apparent striker bus.

First sponsor: Sen. Borrelli (R - Dist 5)

| S1264 Daily History | Date | Action |
|---|------|--------------------------------|
| TECH CORRECTION; NOTARIES PUBLIC; CONDUCT | 1/21 | referred to Senate rules only. |

S1267: RECORD OF PROCEEDING; ELECTRONIC RECORDING

The state, state agencies, political subdivisions, the judiciary and courts of law are authorized to use for any purpose electronic devices in lieu of court reporters or stenographers. If requested by either party in writing at least five court days before a trial or hearing, a court reporter or stenographer must be used if available on the day of the trial or hearing. Some exceptions. Either party is permitted to provide a certified reporter or stenographer in addition to the electronic devices used by a court to record the proceedings. The official record of the proceedings is the record prepared by the court pursuant to rules adopted by the Supreme Court.

First sponsor: Sen. Petersen (R - Dist 12)

| S1267 Daily History | Date | Action |
|--|------|-------------------------|
| RECORD OF PROCEEDING; ELECTRONIC RECORDING | 1/21 | referred to Senate jud. |

S1269: SALE OF STATE LANDS; NOTICE

Notice of sales of state lands are required to be posted on the State Land Department's website. Notice of sales of state lands are no longer required to be published once each week for at least ten weeks in a newspaper of general circulation published regularly at the state capitol.

First sponsor: Sen. Leach (R - Dist 11)

S1269 Daily History

Date Action

SALE OF STATE LANDS; NOTICE 1/21 referred to Senate nat res-energy-water.