Table of Contents

Volume 11

Constitution of the State of Arizona 1

Article II Declaration of Rights 1

§ 17 Eminent Domain; Just Compensation For Private Property Taken; Public Use As Judicial Question..... 1
§ 29 Hereditary Emoluments, Privileges Or Powers; Perpetuities Or Entailments 78

Article IV Legislative Department 80

PART 2 THE LEGISLATURE 80

§ 19 Local or Special Laws 80

Article X State and School Lands..... 99

§ 1 Acceptance And Holding Of Lands By State In Trust 99
§ 2 Unauthorized Disposition Of Land Or Proceeds As Breach Of Trust..... 103
§ 3 Mortgage Or Other Encumbrance; Sale Or Lease At Public Auction..... 104
§ 4 Sale Or Other Disposal; Appraisal; Minimum Price; Credit; Passing Of Title 112
§ 5 Minimum Price; Relinquishment Of Lands To United States 115
§ 6 Lands Reserved By United States For Development Of Water Power..... 116
§ 7 Establishment Of Permanent Funds; Segregation, Investment And Distribution Of Monies 116
§ 8 Conformity Of Contracts With Enabling Act 121
§ 9 Sale Or Lease; Conditions; Limitations; Lease Prior To Adoption Of Constitution 125
§ 10 Laws For Sale Or Lease Of State Lands; Protection Of Residents And Lessees 126
§ 11 Maximum Acreage Allowed Single Purchaser 128
§ 12 Land exchanges; purposes; notice; hearings; submission to the voters 129

Article XIV Corporations Other Than Municipal ... 132

§ 9 Eminent Domain; Taking Corporate Property And Franchises For Public Use 132

Article XXVI Right of Licensed Real Estate Brokers and Salesmen to Prepare Instruments Incident to Property Transactions 133

§ 1 Powers Of Real Estate Broker Or Salesman 133

Arizona Revised Statutes 1

Title 1 General Provisions 137

Chapter 2 Laws and Statutes 137

ARTICLE 1 COMMON LAW 137

§ 1-201 Adoption of Common Law; Exceptions 137
§ 1-202 Private and Corporate Seals or Scrolls; Effect 145

ARTICLE 2 GENERAL RULES OF STATUTORY CONSTRUCTION 147

§ 1-215 Definitions 147

Title 9 Cities and Towns 163

Chapter 4 General Powers 163

ARTICLE 1 PURCHASE, SALE OR LEASE OF PROPERTY 163

§ 9-401 Acquisition of Land By City; Extent and Notice of City Jurisdiction 163
§ 9-402 Sale and Disposition of Property; Advertising for Bids; Publication; Donation; Easements 164
§ 9-403 Sale of Real Property Valued At More Than Five Hundred Thousand Dollars; Special Election; Sale At Auction 168
§ 9-404 Payment of Outstanding Taxes, Penalties and Interest On Acquiring Property 171
§ 9-405 Sale, Lease or Exchange of Surplus Property to Federal Government 172
§ 9-406 Sale, Lease or Conveyance of Land By City or Town Incorporated Pursuant to Congressional Enabling Legislation 174
§ 9-407 Exchange and Sale of Real Property; Notice of Intent 174
§ 9-408 Home Equity Conversion Program; Authorization; Use of Proceeds 175
§ 9-409 Condemnation Actions; Interest 176

ARTICLE 4 HOUSING DEVELOPMENT 176

§ 9-441 Definitions 176
§ 9-441.01 Public Purpose; Declaration of Housing Development Area By Local Governing Body 177
§ 9-441.02 Powers of Municipalities 178

§ 9-441.03 Issuance of Bonds 179
§ 9-441.04 Additional Security for Bonds..... 182
§ 9-441.05 Construction of Bond Provisions..... 184
§ 9-441.06 Certification of Bonds By Attorney General..... 184
§ 9-441.07 Use of Municipal Revenue Powers to Provide Monies for Project 185

ARTICLE 5 CEMETERIES..... 185

§ 9-451 Procedure for Vacating Cemeteries 185
§ 9-452 Conveyance of Title to Vacated Cemetery..... 187
§ 9-453 Cemetery Maintenance Fund..... 188

ARTICLE 6 MUNICIPAL PLANNING..... 188

§ 9-461 Definitions..... 188
§ 9-461.01 Planning Agency; Powers and Duties 191
§ 9-461.02 Planning Commission; Creation; Limitations 193
§ 9-461.03 Planning Department..... 193
§ 9-461.04 Financing..... 194
§ 9-461.05 General Plans; Authority; Scope..... 194
§ 9-461.06 Adoption and Amendment of General Plan; Expiration and Readoption..... 204
§ 9-461.07 Administration of General Plan 213
§ 9-461.08 Authority, Scope of Specific Plans 215
§ 9-461.09 Procedure for Adoption of Specific Plans and Regulations..... 217
§ 9-461.10 Administration of Specific Plans and Regulations. 218
§ 9-461.11 Extraterritorial Jurisdiction; Development Plans . 220
§ 9-461.12 Joint Action; Cooperation With State Agencies; Land and Facilities Use 226
§ 9-461.13 Prohibited Urban Growth Management Requirements 227
§ 9-461.14 Public works project planning; utility input; definitions 228
§ 9-461.15 Requirement of planned community prohibited.... 229
§ 9-461.16 Residential housing; requirements; fees; prohibition..... 230
§ 9-461.17 Telecommunications utility relocation; cost reimbursement; liability; definitions 231
§ 9-461.18 Accessory dwelling units; regulation; applicability; definitions 234
§ 9-461.19 Municipal allowed ancillary use; multifamily residential housing; hotel use; regulations; applicability; definitions 236
§ 9-461.20 Municipal housing; standard preapproved housing design plans; indemnification; definition.. 242

ARTICLE 6.1 MUNICIPAL ZONING 244

§ 9-462 Definitions; General Provisions Concerning Evidence..... 244
§ 9-462.01 Zoning Regulations; Public Hearing; Definitions .. 246

§ 9-462.02 Nonconformance to Regulations; Outdoor Advertising Change; Enforcement 287
§ 9-462.03 Amendment Procedure 302
§ 9-462.04 Public Hearing Required 304
§ 9-462.05 Enforcement 314
§ 9-462.06 Board of Adjustment 316
§ 9-462.07 Extraterritorial Jurisdiction 336
§ 9-462.08 Hearing Officer 338
§ 9-462.09 Assisted living; distance requirements; administrative procedure; notice; definition 338
§ 9-462.10 Commercial buildings; multifamily development; adaptive reuse; prohibition on rezoning or municipal review; objective standards; applicability; definitions 339
§ 9-462.11 Residential zoning; amendment; applications; deadline; extensions; applicability 344
§ 9-462.12 Backyard fowl regulation; prohibition; exceptions; state preemption; definition 345
§ 9-462.13 Zoning; development; middle housing; applicability; definitions 346
§ 9-462.14 Sober living homes; distance and operation requirements; deviation procedure; prohibition; definition 349
§ 9-462.15 Assisted living homes; occupancy cap; zoning regulations, relief; state preemption; applicability; definition 350

ARTICLE 6.2 MUNICIPAL SUBDIVISION REGULATIONS 351

§ 9-463 Definitions 351
§ 9-463.01 Authority 353
§ 9-463.02 Subdivision Defined; Applicability 367
§ 9-463.03 Violations 369
§ 9-463.04 Extraterritorial Jurisdiction 369
§ 9-463.05 Development Fees; Imposition By Cities and Towns; Infrastructure Improvements Plan; Annual Report; Limitation On Actions; Definitions 371
§ 9-463.06 Standards for Enactment of Moratorium; Land Development; Limitations; Definitions 406

ARTICLE 6.3 OPEN SPACE CONSERVATION 411

§ 9-464 Definition 411
§ 9-464.01 Open Space Land Acquisition 412

ARTICLE 6.4 BUILDING PERMITS 412

§ 9-467 Building Permits; Issuance; Distribution of Copies; Subsequent Owner 412
§ 9-468 Solar construction permits; standards; definitions 417

ARTICLE 7 EXTENSION OF CORPORATE LIMITS; PLATTING ADJACENT SUBDIVISIONS 420

§ 9-469 Municipal housing needs assessment; annual report; applicability 420
§ 9-470 Building permits; hoophouses; exemption; existing zoning regulations; compliance; administrative review; definitions 422
§ 9-470.01 Building permits; third-party review; appeals; immunity; applicability; definition 423
§ 9-471 Annexation of Territory; Procedures; Notice; Petitions; Access to Information; Restrictions 425
§ 9-471.01 Dates of Signatures On Petition; Time Limitation for Validity of Signatures 465
§ 9-471.02 Deannexation of Land From One Municipality and Annexation to Another Municipality 465
§ 9-471.03 Return of Certain Land to County; Procedures 468
§ 9-471.04 Annexation of territory partially or completely surrounded by city or town; definition 469
§ 9-471.05 Invalid annexation; procedure to return territory to county 470
§ 9-472 Annexed Territory As Part of Adjoining District ... 473
§ 9-473 Redistricting; Representation 474
§ 9-474 Subdivision Plats; Projection of Street and Alley Lines; Approval; Survey 474
§ 9-475 Filing of Map; Hearing; Approval; Recording 479
§ 9-476 Amendments to Plat 480
§ 9-477 Subdivision Name; Limitation; Title to Streets 481
§ 9-478 Acceptance of Plat By Recorder 482
§ 9-479 Conveyance By Reference to Plat; Restriction; Violation; Classification 483

ARTICLE 8 MISCELLANEOUS 484

§ 9-491.01 Additional business license; real estate broker or salesperson; prohibition 484
§ 9-500.05 Development Agreements; Public Safety; Definitions 484
§ 9-500.09 Fair Housing 489
§ 9-500.12 Appeals of Municipal Actions; Dedication or Exaction; Excessive Reduction in Property Value; Burden of Proof; Attorney Fees 490
§ 9-500.13 Compliance With Court Decisions 493
§ 9-500.18 School District Construction Fees; Prohibition 494
§ 9-500.31 Prohibition on adopting landlord tenant bedbug control requirements 495
§ 9-500.33 County island sewer connection; prohibition; state preemption 495
§ 9-500.36 Prohibition on requirement of energy measuring and reporting; state preemption 496
§ 9-500.37 Improvements to private property not in corporate boundaries; prohibition 496
§ 9-500.38 Prohibition on regulation of auxiliary containers;

state preemption; definition 497
§ 9-500.39 Limits on regulation of vacation rentals and short-term rentals; state preemption; civil penalties; transaction privilege tax license suspension; definitions 498
§ 9-500.40 Water service outside city or town; requirements; standpipe district 506

ARTICLE 8. MISCELLANEOUS 509

§ 9-500.49 Administrative review and approval; self-certification program; expedited approval 509
§ 9-500.50 Disclosure of filing; military installation or range or Arizona national guard site; definitions 510
§ 9-500.53 Initial active management areas; landscaping requirements; prohibition; statewide concern; definitions 512
§ 9-500.54 Malicious delay; attorney general; violation; civil penalty; definitions 514

Chapter 5 Public Utilities 515

ARTICLE 8 USE OF PUBLIC HIGHWAYS AND PRIVATE PROPERTY BY WIRELESS PROVIDERS 515

§ 9-600 Antenna use; private property; applicability 515

Chapter 7 Ordinances and Codes; Publication; Elections and Voters 516

ARTICLE 4 MUNICIPAL REGULATIONS 516

§ 9-831 Definitions 516
§ 9-832 Regulatory bill of rights 517
§ 9-833 Inspections; applicability 518
§ 9-834 Prohibited acts by municipalities 522
§ 9-835 Licensing time frames; compliance for failure to comply with time frame; exception 523
§ 9-836 License application process 529
§ 9-837 Directory of documents 530
§ 9-838 Complaints; governing body review 530
§ 9-839 Clarification of interpretation 531
§ 9-840 Exemptions 532
§ 9-841 Limitation on regulatory actions; health, safety and welfare; goods and services; definitions 532
§ 9-842 Regulation of occupation, trade or profession; notice; hearing; exemptions, definition 533
§ 9-843 Licensing; permitting; free speech or assembly; land use; density; time frames; criteria; clarity 535

Chapter 11 Protected Development Rights 536

ARTICLE 1 GENERAL PROVISIONS 536

§ 9-1201 Definitions 536
§ 9-1202 Protected Development Right; Establishment; Plan Requirements; Variance 538
§ 9-1203 Duration of A Protected Development Right; Termination 541
§ 9-1204 Subsequent Changes Prohibited; Exceptions 543
§ 9-1205 Protected Development Right; Exercise; Agreements 544

Title 11 Counties 547

Chapter 2 Board of Supervisors 547

ARTICLE 4 POWERS AND DUTIES 547

§ 11-269.01 Compensation for loss of property value 547
§ 11-269.04 Condemnation actions; interest 547
§ 11-269.07 Annexation to city or town; small county islands 548
§ 11-269.11 Prohibition on adopting landlord tenant bedbug control requirements 549
§ 11-269.14 Prohibition on requirement of energy measuring and reporting; state preemption 550
§ 11-269.15 Structured sober living homes; standards; definition 550
§ 11-269.16 Prohibition on regulation of auxiliary containers; state preemption; definition 552
§ 11-269.17 Limitations on regulation of vacation rentals and short-term rentals; state preemption; civil penalties; transaction privilege tax license suspensions; definitions 553
§ 11-269.27 Administrative review and approval; self-certification program; expedited approval 560

Chapter 3 County Officers 561

ARTICLE 3 RECORDER 561

§ 11-461 Recording Instruments; Keeping Records; Identification; Location 561
§ 11-462 Enumeration of Indices 565
§ 11-463 Manner of Keeping Indices 567
§ 11-464 Master Forms 568
§ 11-465 Discharge Papers of Service Personnel 569
§ 11-466 Certified Copies of Judgments Affecting Real Property 569
§ 11-467 Recorded documents; notice to named party 570
§ 11-468 Place of Recording Instrument 570
§ 11-469 Time Instrument Deemed Recorded; Certificate; Copies 571
§ 11-470 Receipt for Instrument 572
§ 11-471 Manner of Recording 572

§ 11-472 Recording; photo identification; exemptions..... 573
§ 11-473 Inspection of Records 574
§ 11-474 Copies of Records; Certification 574
§ 11-475 Fees; Exemptions 576
§ 11-475.01 Document Storage and Retrieval Conversion and Maintenance Fund; Purpose..... 582
§ 11-476 Preservation of County Records; Transcription and Certification 585
§ 11-477 Liability for Neglect or Misfeasance 586
§ 11-478 Reproduction and Microphotography of Records . 587
§ 11-479 Destruction of Records; Requirements; Exception..... 587
§ 11-480 Requirements for Form of Instruments 589
§ 11-481 Title and Size Prerequisites for Recording Maps and Plats; Recording Fee; Exception..... 592
§ 11-482 Incorporation By Reference; Legal Descriptions.. 593
§ 11-483 Records Maintained By County Recorder; Confidentiality; Definitions 594
§ 11-484 Records Maintained By County Assessor and County Treasurer; Redaction; Definitions 603

ARTICLE 3.1 UNIFORM REAL PROPERTY ELECTRONIC RECORDING ACT 611

§ 11-487 Short Title 611
§ 11-487.01 Definitions 611
§ 11-487.02 Validity of Electronic Documents..... 612
§ 11-487.03 Recording of Documents; Definition..... 613
§ 11-487.04 Uniformity of Application and Construction 614
§ 11-487.05 Relation to Electronic Signatures in Global and National Commerce Act 614

Chapter 6 County Planning and Zoning..... 614

ARTICLE 1 COUNTY PLANNING [EFFECTIVE OCT. 1, 2011].... 614

§ 11-801 Definitions 615
§ 11-802 County Planning and Zoning Commissions 616
§ 11-803 Consultants; Employees; Use of Services By City or Town..... 619
§ 11-804 Comprehensive Plan; Contents 620
§ 11-805 Comprehensive Plan Adoption; Notice; Hearing; Amendment; Expiration; Readoption 626
§ 11-806 Rural Planning Areas; Rural Planning Zones; Formation..... 633
§ 11-807 Specific Zoning Plans; Adoption; Administration; Contents..... 634
§ 11-808 Infrastructure Service Area Boundaries; Notice; Hearing; Adoption..... 636
§ 11-809 Public works project planning; utility input; definitions..... 637
§ 11-810 Requirement of planned community prohibited .. 638
§ 11-810.01 Accessory dwelling units; regulation;

applicability; definitions 639

ARTICLE 2 COUNTY ZONING 642

§ 11-811 Zoning Ordinance; Zoning Districts; Definitions 642
§ 11-812 Restriction On Regulation; Exceptions; Aggregate Mining Regulation; Definitions 649
§ 11-813 Zoning Ordinance; Adoption; Amendments; Notice; Hearing 654
§ 11-814 Rezoning; Conditional Zoning Change; Notice; Hearing; Citizen Review; Definition 657
§ 11-815 Enforcement; County Zoning Inspector; Deputies; Building Permits; Violations; Classification; Civil Penalties; Hearing Officers and Procedures 664
§ 11-816 Boards of Adjustment; Powers; Appeals..... 667
§ 11-817 Transfer of Development Rights; Definitions 670
§ 11-818 Disclosure of Filings; Military Electronics Range; Definition 673

ARTICLE 3 COUNTY SUBDIVISION REGULATION..... 675

§ 11-818.01 Disclosure of filing; military installation or range or Arizona national guard site; definitions. 675
§ 11-819 Residential housing; requirements; fees; prohibition 677
§ 11-820 Restriction on regulation; home-based businesses; exception; definitions 678
§ 11-820.01 Restriction on regulation; private schools 679
§ 11-820.02 Assisted living; distance requirements; administrative procedure; notice; definition..... 679
§ 11-820.03 Accessory dwelling unit; park model trailer; definitions..... 680
§ 11-820.04 Backyard fowl regulation; prohibition; exceptions; state preemption; definition 681
§ 11-820.05 Assisted living homes; occupancy cap; zoning regulations; relief; state preemption; applicability; definition 682
§ 11-821 Subdivision Regulations; Subdivision Reservation for Public Facilities and Services; Conditions; Procedures; Time Limitation..... 683
§ 11-822 Subdivision Approval; Platting Regulations; Violation; Classification; Easement Vesting..... 687
§ 11-823 Water Supply; Adequacy; Exemptions 689

ARTICLE 4 LAND DIVISIONS; APPEALS; MORATORIUMS..... 693

§ 11-831 Review of Land Divisions; Definitions..... 693
§ 11-832 Appeals of County Actions; Dedication or Exaction; Excessive Reduction InProperty Value; Burden of Proof; Attorney Fees; Compliance With Court Decisions..... 697
§ 11-833 Standards for Enactment of Moratorium; Land Development; Limitations; Definitions 700

ARTICLE 5 BUILDING CODES 704

§ 11-861 Adoption of Codes By Reference; Limitations; Method of Adoption; Fire Sprinklers; Fire Apparatus Access Roads or Approved Routes; Intent; State Preemption; Fire Watch Requirements; Pool Barrier Gates 704
§ 11-861.01 Single Family Residences; Solar Water Heating Requirement 711
§ 11-862 Advisory Board; Appointment; Terms; Duties 712
§ 11-863 Contract By County and City for Enforcement; Rules and Regulations; Fees for Permits 713
§ 11-864 Publication of Ordinance Adopting Code 714
§ 11-865 Exemptions; Exception 714
§ 11-866 Penalties 715

Chapter 8 Development Fees 716

§ 11-867 State preemption; utilities; restrictions; prohibition; limitation; definition 716

ARTICLE 1 GENERAL PROVISIONS 717

§ 11-1101 Development Agreements 717
§ 11-1102 County Development Fees 721
§ 11-1103 Development Fees; Intergovernmental Agreements; Purposes 742

ARTICLE 2 REAL ESTATE TRANSFER AFFIDAVIT AND FEE ... 743

§ 11-1131 Definitions 743
§ 11-1132 Real Estate Transfer Fee; Collection; Disposition of Proceeds 744
§ 11-1133 Affidavit of Legal Value 745
§ 11-1134 Exemptions 748
§ 11-1135 Transmitting Affidavit to County Assessor and Department of Revenue 751
§ 11-1136 Administrative and Enforcement Powers of Department 753
§ 11-1137 Violations; Classification 754

Chapter 9 Protected Development Rights 755

ARTICLE 1 GENERAL PROVISIONS 755

§ 11-1201 Definitions 755
§ 11-1202 Protected Development Right; Establishment; Plan Requirements; Variance 757
§ 11-1203 Duration of A Protected Development Right; Termination 761
§ 11-1204 Subsequent Changes Prohibited; Exceptions 763
§ 11-1205 Protected Development Right; Exercise; Agreements 765
§ 11-1206 Protected Development Right; Agreements

Regarding Public Safety 765

Chapter 11 County Regulations 767

ARTICLE 1 GENERAL PROVISIONS 767

§ 11-1601 Definitions 767
§ 11-1602 Regulatory bill of rights 768
§ 11-1603 Inspections; applicability 769
§ 11-1604 Prohibited acts by county 773
§ 11-1605 Licensing time frames; compliance; consequence for failure to timely comply with time frame; exemption 774
§ 11-1606 License application process 780
§ 11-1607 Directory of documents 780
§ 11-1608 Complaints; procedures 781
§ 11-1609 Clarification of interpretation 782
§ 11-1610 Exemptions 783
§ 11-1611 Limitation on regulatory actions; health, safety and welfare; goods and services; definitions 784
§ 11-1612 Regulation of occupation, trade or profession; notice; hearing; exemptions; definition 784
§ 11-1613 Licensing; permitting; free speech or assembly; land use; density; time frames; criteria; clarity 787

Chapter 12 Residential Rental Inspection Programs 788

ARTICLE 1 GENERAL PROVISIONS 788

§ 11-1701 Definitions 788
§ 11-1702 Individual property inspections 790
§ 11-1703 Material affect on health and safety of occupants 791
§ 11-1704 Adoption of countywide residential rental property licensing, registration or inspection program; requirements 794
§ 11-1705 Inspection fees 795

Chapter 13 Wireless Structures and Facilities 796

ARTICLE 1 GENERAL PROVISIONS 796

§ 11-1801 Definitions 796
§ 11-1802 Exclusive arrangements prohibited; permit; rates, fees and terms; access and use of county structures 800
§ 11-1803 Access to right-of-way by wireless providers 803
§ 11-1804 Collocation of small wireless facilities; permits 806
§ 11-1805 Applicability; location outside of a county-owned right-of-way 807
§ 11-1806 Application processing 808
§ 11-1807 General requirements concerning use of the right-of-way by wireless providers 809

§ 11-1808 Scope of local authority 810
§ 11-1809 Dispute resolution 811
§ 11-1810 Applicability 811

Title 12 Courts and Civil Proceedings 813

Chapter 4 Venue and Change of Venue or Judge ... 813

ARTICLE 1 IN GENERAL 813

§ 12-401 Venue 813

Chapter 5 Limitations of Actions 823

ARTICLE 1 GENERAL PROVISIONS 823

§ 12-515 Emergency declaration for a public health pandemic; immunity from liability; burden of proof; presumption; applicability; definition 823

ARTICLE 2 REAL ACTIONS 825

§ 12-521 Definitions 825
§ 12-522 Real Property Claimed Only By Right of Possession; Two Year Limitation 851
§ 12-523 Real Property in Adverse Possession Under Title or Color of Title; Three Year Limitation 852
§ 12-524 Repealed by Laws 2026, Ch. 31, § 4. 859
§ 12-525 Real Property in Adverse Possession and Use Under Duly Recorded Deed With Possessor Paying Taxes; Five Year Limitation; Exception 859
§ 12-526 Real Property in Adverse Possession and Use By Possessor; Ten Year Limitation; Limit of Area; Fixing of Boundaries Under Duly Recorded Memorandum of Title 864
§ 12-527 Effect of Limitation On Title 895
§ 12-528 Persons Under Disability 896
§ 12-529 Defenses Available for Certain Actions By the State or Person Claiming Through the State 898
§ 12-531 Real estate appraiser; four-year limitation; exception; definition 899

ARTICLE 3 PERSONAL ACTIONS 900

§ 12-544 Bond to Convey Realty; Partnership Account; Account Between Merchants; Judgment or Instrument Given or Made Without the State; Four Year Limitation 900
§ 12-546 Specific Performance of Contract to Convey Realty; Four Year Limitation 909
§ 12-548 Contract in writing for debt; six year limitation 910
§ 12-552 Actions Involving Development of Real Property Design, Engineering and Construction of

Improvements 935
§ 12-557 Possessors of land; limited liability for trespasser harm 943

Chapter 8 Special Actions and Proceedings Relating to Property 943

ARTICLE 1 ACTION TO QUIET TITLE 943

§ 12-1101 Parties; Claim; Service On Attorney General ... 943
§ 12-1102 Complaint 963
§ 12-1103 Disclaimer of Interest and Recovery of Costs; Request for Quit Claim Deed; Disclaimer of Interest By State 969
§ 12-1104 Allegation of Lien or Interest Claimed By Adverse Party; Jurisdiction of Court to Enter Decree 976
§ 12-1111 Purposes for Which Eminent Domain May Be Exercised 980
§ 12-1112 Prerequisites to Taking Property By Condemnation 1000
§ 12-1113 Estates in Land Subject to Condemnation 1007
§ 12-1114 Private Property Subject to Condemnation 1011
§ 12-1114.01 Property of the United States subject to condemnation; duty of attorney general to file action; exclusions 1014
§ 12-1115 Right of State to Enter and Survey Property for Public Use 1015
§ 12-1116 Actions for Condemnation; Immediate Possession; Money Deposit 1018
§ 12-1117 Complaint 1035
§ 12-1118 Joint or Separate Actions; Consolidation 1037
§ 12-1119 Summons; Contents; Service 1038
§ 12-1120 Right to Defend Action 1039
§ 12-1121 Powers of Court; Precedence 1040
§ 12-1122 Ascertainment and Assessment of Value, Damages and Benefits 1041
§ 12-1123 Accrual of Right to Compensation and Damages; Limitation 1110
§ 12-1124 Payment of Compensation; Effect of Failure to Pay 1117
§ 12-1125 Payment of Damages in Proceedings By Railroad 1119
§ 12-1126 Final Order of Condemnation; Recording; Vesting of Property 1119
§ 12-1127 Possession By Plaintiff After Judgment or Pending Appeal; Receipt of Payment As Abandonment; Custody of Money Paid Into Court; Costs of New Trial 1123
§ 12-1128 Costs and Jury Fees 1126
§ 12-1129 Dismissal of Condemnation Action; Litigation Expenses 1130

§ 12-1130 Fees and Expenses; Appraisal; Relocation Benefits; Applicability 1131

ARTICLE 2.1 PRIVATE PROPERTY RIGHTS PROTECTION ACT 1132

§ 12-1131 Property May Be Taken Only for Public Use Consistent With This Article 1133
§ 12-1132 Burden of Proof 1134
§ 12-1133 Just Compensation; Slum Clearance and Redevelopment 1135
§ 12-1134 Diminution in Value; Just Compensation 1136
§ 12-1135 Attorney Fees and Costs 1140
§ 12-1136 Definitions 1140
§ 12-1137 Applicability 1142
§ 12-1138 Severability 1142
§ 12-1139 Property right claims; malicious delay; land use claim; expedited review; definitions 1143

ARTICLE 3 EMINENT DOMAIN FOR PUBLIC WORKS 1144

§ 12-1141 Definitions 1144
§ 12-1142 Agencies Qualified to Institute Proceedings; Jurisdiction of Court; Right of Plaintiff to Enter Upon Land 1145
§ 12-1143 Complaint 1146
§ 12-1144 Inclusion of separate parcels in single action 1147
§ 12-1145 Notice of Proceedings; Effect of Filing Notice 1147
§ 12-1146 Waiver of Certain Rights By Persons in Interest; Determination of Issues; Judgment On Issues; Appointment of Guardian Ad Litem 1150
§ 12-1147 Special Master; Duties; Qualifications; Compensation; Oath; Limitation Upon Powers 1151
§ 12-1148 Notice of Hearing By Special Master 1152
§ 12-1149 Hearing By Special Master 1153
§ 12-1150 Admissibility of Certain Evidence Before Special Master; Effect of Increased Property Value Upon Award 1154
§ 12-1151 Limitation On Time for Filing Report of Special Master 1155
§ 12-1152 Notice of Filing Report and of Hearing Objections to Report; Waiver of Right to Object 1156
§ 12-1153 Final Judgment; Hearing Objections to Findings or Report; Proceedings Upon Rejection of Report; Vesting of Property 1156
§ 12-1154 Filing Certified Copy of Judgment 1158
§ 12-1155 Application By Plaintiff to Take Possession; Notice of Hearing; Money Deposit; Bond in Lieu of Deposit; Judgment for Deficiency 1158
§ 12-1156 Right to Dismiss 1160
§ 12-1157 Effect of Vesting of Title 1161
§ 12-1158 Effect of Payment Into Court; Security; Disbursement 1161

§ 12-1159 Action to Recover Award Paid to Wrong Person 1162
§ 12-1160 Appeal; Stay of Proceedings; Bond 1163
§ 12-1161 Costs 1163
§ 12-1162 Supplemental Nature of Article; Procedure 1164

ARTICLE 4 FORCIBLE ENTRY AND DETAINER 1164

§ 12-1171 Acts Which Constitute Forcible Entry or Detainer 1164
§ 12-1172 Definition of Forcible Entry 1173
§ 12-1173 Definition of Forcible Detainer; Substitution of Parties 1175
§ 12-1173.01 Additional Definition of Forcible Detainer 1180
§ 12-1174 Immateriality of Time Possession Obtained By Tenant 1185
§ 12-1175 Complaint and Answer; Service and Return 1186
§ 12-1176 Demand for Jury; Trial Procedure 1189
§ 12-1177 Trial and Issue; Postponement of Trial 1191
§ 12-1178 Judgment; Writ of Restitution; Limitation On Issuance; Criminal Violation; Notice 1203
§ 12-1179 Appeal to Superior Court; Notice; Bond 1213
§ 12-1180 Stay of Proceedings On Judgment; Record On Appeal 1217
§ 12-1181 Trial and Judgment On Appeal; Writ of Restitution 1218
§ 12-1182 Appeal to Supreme Court; Stay and Bond 1219
§ 12-1183 Proceedings No Bar to Certain Actions 1223

ARTICLE 5 LIS PENDENS 1224

§ 12-1191 Notice of Pendency of Action Affecting Title to Real Property; Filing; Constructive Notice to Purchaser or Encumbrancer; Release of Notice of Pendency of Action; Failure to Issue Release; Liability 1224

ARTICLE 6 OPENING PRIVATE WAY OF NECESSITY 1238

§ 12-1201 Private Way of Necessity Defined 1238
§ 12-1202 Right to Private Way of Necessity; Limitation 1239
§ 12-1203 Violation; Classification 1250

ARTICLE 7 PARTITION 1251

§ 12-1211 Compelling Partition; Complaint 1251
§ 12-1212 Unknown Owner; Notice and Service By Publication; Protection of Rights in Decree 1255
§ 12-1213 Hearing and Issues 1256
§ 12-1214 Abstract of Title; Inspection; Cost 1256
§ 12-1215 Entry and Contents of Judgment; Appointment of Commissioners; Surveyor 1257
§ 12-1216 Duties of Commissioners 1258
§ 12-1217 Report of Commissioners 1259
§ 12-1218 Report of Commissioners When Property

Incapable of Fair Division; Sale; Distribution of Proceeds 1259
§ 12-1219 Objection to Commissioner's Report; Hearing 1262
§ 12-1220 Partition Involving Future Estates; Title of Property After Partition 1263
§ 12-1221 Effect of Judgment Confirming Report of Commissioners 1263
§ 12-1222 Partition of Personal Property; Parties 1264
§ 12-1223 Writ of Possession or Sale of Personal Property 1265
§ 12-1224 Proceedings Not Exclusive; Rules of Procedure..... 1266
§ 12-1225 Compensation of Commissioners and Surveyor..... 1266

ARTICLE 8 RECEIVERSHIP 1267

§ 12-1241 Power of Superior Court to Appoint Receiver 1267
§ 12-1242 Application for Appointment of Receiver; Verification; Service; Notice of Hearing; Restraining Order Pending Hearing 1277

ARTICLE 9 RECOVERY OF REAL PROPERTY 1278

§ 12-1251 Right of Recovery; Procedure 1278
§ 12-1252 Title of Plaintiff; Joint Owners; Proof..... 1284
§ 12-1253 Defendant As Tenant; Substitution of Landlord; Notice of Action..... 1287
§ 12-1254 Survey; Order; Service of Order 1288
§ 12-1255 Verdict..... 1289
§ 12-1256 Damages; Limitation; Set-Off..... 1290
§ 12-1257 Liability of Tenant 1292
§ 12-1258 Allegation of Growing Crops; Stay of Execution; Bond and Conditions..... 1293
§ 12-1259 Judgment for Plaintiff for Rental Value From Time of Judgment to Delivery of Possession 1294

ARTICLE 10 RECOVERY OF RENT OR FOR USE OF REAL PROPERTY 1296

§ 12-1271 Action to Recover Rent or to Recover for Use of Real Property 1296

ARTICLE 11 REDEMPTION 1299

§ 12-1281 Parties Entitled to Redeem Property 1299
§ 12-1282 Time for Redemption 1305
§ 12-1283 Redemption Upon Foreclosure..... 1311
§ 12-1284 Notice of Redemption By Subsequent Lienholder .. 1313
§ 12-1285 Amounts Payable Upon Redemption..... 1315
§ 12-1286 Execution and Delivery of Deed By Sheriff 1317
§ 12-1287 Delivery and Service of Papers By Redeeming Creditor 1320
§ 12-1288 Right to Rents and Profits; Accounting and Action. 1322
§ 12-1289 Restraint of Waste During Redemption Period; Acts Not Constituting Waste..... 1324

ARTICLE 14 PURCHASER DWELLING ACTIONS..... 1325

§ 12-1361 Definitions 1325
§ 12-1362 Dwelling Action; Notice of Intent to Repair or Replace; Jurisdictional Prerequisite; Insurance; Bifurcated Trial; Legislative Intent 1327
§ 12-1363 Notice and Right to Repair or Replace; Tolling of Time Limits; Admissible Evidence; Definition 1331
§ 12-1364 Dwelling actions; contested issues; attorney fees and taxable costs; expert witness fees; definitions . 1340
§ 12-1365 Notification; right to file a complaint with the registrar of contractors 1342
§ 12-1366 Applicability; Claims and Actions 1342

Title 18 1345

Chapter 6 Property Technology Sandbox..... 1345

ARTICLE 1 GENERAL PROVISIONS..... 1345

§ 18-601 Definitions..... 1345
§ 18-602 Program purpose 1346
§ 18-603 Application process and requirements; fee..... 1346
§ 18-604 Consultation with applicable agencies; admission authority; state properties available for use..... 1348
§ 18-605 Scope..... 1349
§ 18-606 Consumer protection 1350
§ 18-607 Exit requirements 1351
§ 18-608 Recordkeeping and reporting requirements 1352
§ 18-609 Records; disclosure; evidentiary effect..... 1352
§ 18-610 Reporting requirements; monitoring; enforcement; agreements 1353
§ 18-611 Applicability..... 1354
§ 18-612 Repealed by Laws 2021, Ch. 285, § 19, eff. June 30, 2021 1354

Title 25 Marital and Domestic Relations..... 1355

Chapter 2 Husband and Wife Property and Contract Rights..... 1355

ARTICLE 2 PROPERTY RIGHTS AND CONTRACT POWERS.... 1355

§ 25-211 Property Acquired During Marriage As Community Property; Exceptions 1355
§ 25-213 Separate Property 1398
§ 25-214 Management and Control..... 1417
§ 25-215 Liability of Community Property and Separate Property for Community and Separate Debts..... 1431
§ 25-217 Ownership of Property Acquired After Moving Into State 1455

Volume 11A

Title 32 Professions and Occupations 1

Chapter 20 Real Estate 1

ARTICLE 1 REAL ESTATE DEPARTMENT 1

§ 32-2101 Definitions 2
§ 32-2102 Administration of Chapter By Real Estate Department; Purpose 25
§ 32-2103 Placement of Monies Collected; Revision of Fees 26
§ 32-2104 Real Estate Advisory Board; Members; Terms; Qualifications; Compensation; Chairman; Duties 28
§ 32-2105 Meetings of the State Real Estate Advisory Board 30
§ 32-2106 Real Estate Commissioner; Appointment; Qualifications 31
§ 32-2107 Powers and Duties of Commissioner; Compensation; Administration of Department; Seal; Revolving Fund 32
§ 32-2107.01 Recorded Disclaimer of Unlawful Restrictions .. 34
§ 32-2108 Powers and Duties of Commissioner to Make Investigations and Require Information 35
§ 32-2108.01 License Applicants; Fingerprint Clearance Cards; Definition 37
§ 32-2109 Employment; Compensation 39
§ 32-2110 Interest of Department Officer or Employee in Real Estate Company Prohibited 40
§ 32-2111 Attorney General As Legal Adviser and Representative of Commissioner 41
§ 32-2112 Admissibility of Certified Copies of Department Records in Evidence 41
§ 32-2113 Recorded Disclosure for Territory in the Vicinity of A Military Airport or Ancillary Military Facility 42
§ 32-2114 Recorded Disclosure for Land Under A Military Training Route 43
§ 32-2114.01 Military Electronics Range 45
§ 32-2114.02 Military installation; range; Arizona national guard site; applicability; definitions 46
§ 32-2115 Department's Web Site; Military Training Route Map 47
§ 32-2116 Military Training Routes; Contacts 48
§ 32-2118 Competition With Private Enterprise; Prohibition 48
§ 32-2119 Consumer Education; Water Supply Definitions; Map 49

ARTICLE 2 LICENSING 50

§ 32-2121 Applicability of Article; Exemption 50
§ 32-2122 License Required of Brokers and Salespersons. 58
§ 32-2123 Application for License As Broker or Salesperson 63
§ 32-2124 Qualifications of Licensees 66
§ 32-2125 Licenses for Corporations, Limited Liability Companies or Partnerships 74
§ 32-2125.01 Issuance of License; Multiple Licenses; Use 78
§ 32-2125.02 Nonresident Licensees; Service of Process; Employment 80
§ 32-2125.03 Confidentiality of Licensee's Home Address, Home Telephone Number and Social Security Number 81
§ 32-2126 Place of Business Required; Notice of Change in Location; Failure to Give Notice As Cancellation of License; Signs 82
§ 32-2127 Licenses for Additional Places of Business; Branch Office Manager; Broker's Temporary Absence 84
§ 32-2128 Display and Possession of License Certificate .. 85
§ 32-2129 Advance Payment of License Fees 86
§ 32-2130 Renewal of Licenses; Education Requirements. 87
§ 32-2131 Reinstatement of License 92
§ 32-2132 Fees..... 94
§ 32-2133 Temporary Broker's License 97
§ 32-2134 Temporary Cemetery Salesperson's License 98
§ 32-2134.01 Membership Camping Salesperson Certificate of Convenience 99
§ 32-2134.02. Timeshare Salesperson Certificate of Convenience 99
§ 32-2135 Real Estate Schools; Courses of Study; Instructors; Certification 100
§ 32-2136 Broker Management Clinic 105
§ 32-2137 Cancellation of Active License..... 107

ARTICLE 3 REGULATION..... 107

§ 32-2151 Disposition of Funds; Trust Money Deposit Requirements 107
§ 32-2151.01 Broker Requirements; Record Keeping Requirements 110
§ 32-2151.02 Real Estate Employment Agreements; Definition 114
§ 32-2152 Action By Broker or Salesperson to Collect Compensation 116
§ 32-2153 Grounds for Denial, Suspension or Revocation of Licenses; Letters of Concern; Provisional License; Retention of Jurisdiction By Commissioner; Definitions..... 137
§ 32-2153.01 Consent Order; Terms..... 155
§ 32-2154 Cease and Desist Orders; Hearing..... 155
§ 32-2155 Restriction On Employment or Compensation

of Person As Broker or Salesperson 157
§ 32-2156 Real Estate Sales and Leases; Disclosure 163
§ 32-2157 Written Notice of Charges; Summary Suspension; Hearing; Voluntary Surrender of License 166
§ 32-2158 Hearing; Witnesses; Deposition; Service of Process 170
§ 32-2159 Judicial Review; Costs; Transcript 171
§ 32-2160 Filing of Complaint By Commissioner; Prosecution 174
§ 32-2160.01 Civil Penalties 175
§ 32-2161 False Statements or Publications Concerning Land, Subdivision or Membership Camping Contract for Sale or Lease; Classification; Definition 177
§ 32-2162 Sale of Cemetery Property for Speculation Unlawful 179
§ 32-2163 Unlawful Acts; Out-of-State Broker; Cooperation Agreement 180
§ 32-2164 Unlawful Subdivision Lot Sales 184
§ 32-2165 Unlicensed Activities; Violation; Classification 184
§ 32-2166 Activities While Incarcerated; Violation; Classification 186

ARTICLE 3.1 PROPERTY MANAGEMENT 186

§ 32-2171 Definitions 186
§ 32-2172 Scope of Article 187
§ 32-2173 Property Management Agreements; Contents, Termination 187
§ 32-2174 Property Management Accounts 190
§ 32-2175 Property Management Records; Requirements; Audits 191
§ 32-2176 Payment of Finder Fees to Apartment Tenants; Limits; Prohibited Activities; Civil Penalty; Definitions 193

ARTICLE 4 SALE OF SUBDIVIDED LANDS 195

§ 32-2181 Notice to Commissioner of Intention to Subdivide Lands; Unlawful Acting in Aoncert; Exceptions; Deed Restrictions; Definition 195
§ 32-2181.01 Power of Commissioner to Exempt Certain Subdivisions or Fractional Interests By Special Order 210
§ 32-2181.02 Exempt Sales and Leases 211
§ 32-2181.03 Lot Reservations; Expiration 216
§ 32-2182 Examination of Subdivision By Commissioner; Fee 220
§ 32-2183 Subdivision Public Reports; Denial of Issuance; Unlawful Sales; Voidable Sale or Lease; Order Prohibiting Sale or Lease; Investigations; Hearings; Summary Orders 222

§ 32-2183.01 Advertising Material; Contents; Order Prohibiting Use; Costs of Investigation; Drawings or Contests 242
§ 32-2183.02 Recording of Actions 245
§ 32-2183.03 Civil Liabilities 247
§ 32-2183.04 Surety Bond Requirement; Form; Cancellation; Effective Date; Certificate of Deposit 250
§ 32-2183.05 Military Training Route Disclosure; Residential Property 252
§ 32-2183.06 Restricted Air Space Disclosure; Residential Property 255
§ 32-2184 Change of Subdivision Plan After Approval By Commissioner; Notice 256
§ 32-2185 Delivery of Clear Title By Vendor On Performance of Contract By Vendee 258
§ 32-2185.01 Sale of Unimproved Lots or Parcels; Conditions Precedent; Methods 259
§ 32-2185.02 Permanent Access to Subdivided Land; Rescindable Sales 263
§ 32-2185.03 Deposit of Fees 264
§ 32-2185.06 Contract Disclosures; Contract Disclaimers 264
§ 32-2185.07 Jurisdiction 266
§ 32-2185.08 Recordable Forms of Contracts 266
§ 32-2185.09 Civil Penalties; Limitation 267

ARTICLE 5 REAL ESTATE RECOVERY FUND 268

§ 32-2186 Real Estate Recovery Fund; Liability Limits; Definitions 268
§ 32-2187 Payments to Real Estate Recovery Fund 272
§ 32-2188 Statute of Limitations; Service of Summons; Application for Payment; Insufficient Monies; Definition 273
§ 32-2188.01 Notice of Claim to Judgment Debtor; Response 282
§ 32-2188.02 Correction of Deficiencies in the Application 284
§ 32-2188.03 Investigation and Discovery 285
§ 32-2188.04 Final Decision and Order On Claim; Notice 285
§ 32-2188.05 Claimant's Right to Appeal Denial of Claim; Service of Notice of Appeal; Response; Failure to File Response 287
§ 32-2189 Management of Fund 288
§ 32-2191 Commissioner's Standing in Court 289
§ 32-2192 Subrogation of Rights; Collection 289
§ 32-2193 Waiver of Rights 291
§ 32-2193.01 Effect of Article On Disciplinary Action 291
§ 32-2193.02 Surety Bond Requirement; Form; Cancellation; Effective Date; Certificate of Deposit 292

ARTICLE 5.1 CONDOMINIUM RECOVERY FUND 294

§ 32-2193.31 to 32-2193.43 Repealed by Laws 2012, Ch. 139, § 1, eff. March 29, 2012 294

ARTICLE 6 ORGANIZATION AND REGULATION OF CEMETERIES 294

§ 32-2194 Exceptions 294
§ 32-2194.01 Notice to Commissioner of Intention to Sell Cemetery Property; Exceptions; Restrictions 295
§ 32-2194.02 Examination By Commissioner; Fee 298
§ 32-2194.03 Issuance or Denial of Certificate of Authority; Voidable Sale; Order Prohibiting Sale; Investigations By Commissioner; Public Hearings; Summary Orders 299
§ 32-2194.04 Contract Disclosures; Contract Disclaimers 304
§ 32-2194.05 Advertising Material; Contents; Order Prohibiting Use 305
§ 32-2194.06 Records of Transactions 307
§ 32-2194.07 Recording of Actions 308
§ 32-2194.08 Administrative Penalties 308
§ 32-2194.09 Civil Liabilities 309
§ 32-2194.10 Change of Cemetery Plan After Approval By Commissioner; Notice; Fee 311
§ 32-2194.11 Delivery of Clear Title By Cemetery of Cemetery Plots 312
§ 32-2194.12 Permanent Access to Cemetery Land 313
§ 32-2194.13 Deposit of Fees 313
§ 32-2194.14 Cemetery Brokers; Disclosures 313
§ 32-2194.15 Jurisdiction 314
§ 32-2194.16 Sale of Undeveloped Cemetery Property 314
§ 32-2194.17 Transaction of Cemetery Business 314
§ 32-2194.18 Application for Authority to Open and Operate Cemeteries 315
§ 32-2194.19 Investigation of Applicant Before Granting of Certificate of Authority Where Needed 315
§ 32-2194.20 Right of Cemetery to Make Rules and Regulations 316
§ 32-2194.21 Survey of Property; Maps and Plats 316
§ 32-2194.22 Filing Maps and Declaration of Dedication 317
§ 32-2194.23 Nonapplication of Law Against Perpetuities 317
§ 32-2194.24 Trust Fund to Be Established Before Certificate of Authority Granted 318
§ 32-2194.25 Trust Fund to Be Established Before Existing Cemetery Can Advertise As Endowed-Care Cemetery 319
§ 32-2194.26 Initial Deposit Required in Endowment-Care Fund 319
§ 32-2194.27 Restrictive Use of Income From Endowed-Care Fund; Obligation 321
§ 32-2194.28 Deposit in Endowed-Care Fund From Sales 322
§ 32-2194.29 Posting of Signs By Cemeteries 323
§ 32-2194.30 Restriction On Use of Care Funds 323
§ 32-2194.31 Crematories 324
§ 32-2194.32 Opening and Closing of Burial Places 324
§ 32-2194.33 Cemetery Property Owners; Address

Notification Reclamation; Abandoned Cemetery Plot 325

ARTICLE 7 SALE OF UNSUBDIVIDED LANDS 327

§ 32-2195 Notice to Commissioner of Intention Before Offering for Sale or Lease of Unsubdivided Land; Definition 328
§ 32-2195.01 Power of Commissioner to Exempt Certain Unsubdivided Land By Special Order 333
§ 32-2195.02 Examination of Unsubdivided Land By Commissioner; Fee 334
§ 32-2195.03 Unsubdivided Land Reports; Denial of Issuance; Order Prohibiting Sale or Lease; Investigations; Hearings; Summary Orders 334
§ 32-2195.04 Sale of Lots or Parcels of Unsubdivided Lands; Conditions Precedent; Methods 340
§ 32-2195.05 Advertising Material; Contents; Order Prohibiting Use; Costs of Investigation 344
§ 32-2195.06 Civil Liabilities 346
§ 32-2195.07 Jurisdiction 349
§ 32-2195.09 Recordable Forms of Contracts 349
§ 32-2195.10 Change of Plan After Approval By Commissioner; Notice 350
§ 32-2195.11 Civil Penalties; Limitation 350
§ 32-2195.12 Recording of Actions 351

ARTICLE 8. SUBDIVISION RECOVERY FUND 352

ARTICLE 9 REAL ESTATE TIMESHARES 352

§ 32-2197 Definitions 354
§ 32-2197.01 Creation of Timeshare Plans; Ratio 359
§ 32-2197.02 Notice of Intent to Sell; Application for Timeshare Plan Public Report; Authorization for Pre-Sales 359
§ 32-2197.03 Rescission of Contract or Agreement 364
§ 32-2197.04 Notification of Material Change 366
§ 32-2197.05 Escrow or Trust Account; Agreement; Evidence of Completion; Financial Assurance 367
§ 32-2197.06 Declaration of Dedication 369
§ 32-2197.07 Examination of Plan By Commissioner; Fees ... 371
§ 32-2197.08 Issuance of Public Report By Commissioner On Timeshare Plan; Denial of Issuance; Additional Information; Use of Another State's Public Report 372
§ 32-2197.09 Rescindable Sale or Lease 381
§ 32-2197.10 Timeshare Interest Reservations 382
§ 32-2197.11 Developer Supervisory Duties 385
§ 32-2197.12 Blanket Encumbrance; Lien; Alternative Assurance 385
§ 32-2197.13 Hearing On Denial of Public Report 387
§ 32-2197.14 Investigations; Orders; Hearings 388

§ 32-2197.15 Order; Appointment of Receiver; Writ of Ne Exeat 389
§ 32-2197.16 Separate disclosures 391
§ 32-2197.17 Advertising and Promotional Requirements; Telemarketing and Promotional Employees; Presentations and Tours, Drawings and Contests; Commissioner's Authority; Disclosures 393
§ 32-2197.18 Recording of Actions 399
§ 32-2197.19 Civil Liabilities; Prohibitions; Limitations 399
§ 32-2197.20 Civil Penalty 401
§ 32-2197.21 Payment of Finder Fees; Limits; Prohibited Activities; Records; Definition 403
§ 32-2197.22 Exemptions; Disclosures; Exempt Communications 403
§ 32-2197.23 Power of Commissioner to Exempt Timeshare Plans 408
§ 32-2197.24 Applicability of Article 409

ARTICLE 10 MEMBERSHIP CAMPING 409

§ 32-2198 Unlawful Offer or Sale of Membership Camping Contract 410
§ 32-2198.01 Application for Membership Camping Public Report; Signature; Amendment 410
§ 32-2198.02 Issuance of Public Report; Representations Prohibited 416
§ 32-2198.03 Exemptions 417
§ 32-2198.04 Examination of Project By Commissioner 418
§ 32-2198.05 Contracts; Cancellation 418
§ 32-2198.06 Execution of Notes; Assignment; Purchaser's Defenses Retained 420
§ 32-2198.08 Denial, Suspension or Revocation of A Public Report 420
§ 32-2198.09 Fees 424
§ 32-2198.10 Advertising Plans; Disclosures; Lotteries and Drawings 425
§ 32-2198.11 Purchaser's Remedies 427
§ 32-2198.13 Construction of This Article 428
§ 32-2198.14 Advertising Availability of Campgrounds to Campground Members; Blanket Encumbrances 428

Chapter 45 Regulation of Out-Of-State Businesses and Out-Of-State Employees During a Disater 430

ARTICLE 1 GENERAL PROVISIONS 430

§ 32-4501 Definitions 430
§ 32-4502 Temporary relief from registration, licensing and certification requirements; disaster recovery;

notice 431

Title 33 Property 1

Chapter 1 Landmarks and Surveys 433

ARTICLE 1 IN GENERAL 433

§ 33-101 Petition to Establish Landmarks 433
§ 33-102 Minutes or Field Notes of Survey; Requirements; Recording 434
§ 33-103 Monuments At Section and Quarter Section Corners; Reestablishment of Corners; Monument Requirements; Destruction of Monuments; Classification 434
§ 33-104 Right of Person Making Land Survey to Enter Lands; Damages for Injury to Lands 437
§ 33-105 Recording of Certain Land Surveys; Contents 438
§ 33-106 Corner Record Survey; Filing; Contents 440

ARTICLE 3 ARIZONA COORDINATE SYSTEM, 1983 441

§ 33-131 Arizona Coordinate System, 1983; Zones; Composition 441
§ 33-132 Coordinates of System; Zone Definitions 442
§ 33-133 Ground Markings of System; Accuracy Specifications; Horizontal Control Stations 443
§ 33-134 Tract Located in More Than One Zone; Description 444
§ 33-135 Reliance of Purchaser or Mortgagee Not Required 445
§ 33-136 Public Lands Survey Descriptions; Conflicts; Control 445
§ 33-137 Recording, Filing, Publishing Extensions and Densifications of the Ground Marking System 446
§ 33-138 Recording Prerequisite 447

Chapter 2 Estates 447

ARTICLE 1 DEFINITIONS AND CLASSIFICATIONS 447

§ 33-201 Duration of Interest; Fee Tail Prohibited 447
§ 33-202 Estates As Property Interest; Freeholds; Chattels Real; Chattel Interests 454
§ 33-203 Right to Possession of Lands; Estates in Possession; Estates in Expectancy 456
§ 33-204 Estates in Expectancy; Reversions; Future Estates; Remainders 459
§ 33-205 Vested Future Estates; Contingent Future Estates 464

ARTICLE 2 FUTURE INTERESTS 467

§ 33-221 Estates in Expectancy; Alienability 467
§ 33-222 Alternative Future Estates 468
§ 33-223 Time of Creation of Estates in Expectancy 469

§ 33-224 Effect of Conveyance Purporting to Create Fee Tail; Effect of Conveyance By Tenant in Tail 469
§ 33-225 Indefeasibility of Expectant Estates; Exception 470
§ 33-226 Defeasibility of Expectant Estate By Terms of Grant or Devise 470
§ 33-227 Contingent Remainder As Conditional Limitation ... 471
§ 33-228 Indestructibility of Contingent Remainders 471
§ 33-231 Rule in Shelley's Case Abolished 472
§ 33-233 Life Estate in Term of Years 473
§ 33-234 Time When Remainder On Life Estate or Term of Years Takes Effect 473
§ 33-236 "Heir" and "Issue" As Words of Limitation 473
§ 33-237 Effect of Posthumous Children Upon Limitations ... 474
§ 33-239 Use of Accumulations for Support and Education of Children 474
§ 33-240 Ownership of Rents and Profits Arising During Suspension of Power of Alienation 475

ARTICLE 3 PERPETUITIES 476

§ 33-261 Rule Against Perpetuities 476

ARTICLE 4 CONSERVATION EASEMENT 480

§ 33-271 Definitions 481
§ 33-272 Creation, Conveyance, Acceptance and Duration 482
§ 33-273 Judicial Actions 484
§ 33-274 Validity and Assignment of Conservation Easements 485
§ 33-275 Application of Other Laws 486
§ 33-276 Applicability 487

Chapter 3 Landlord and Tenant 487

ARTICLE 1 OBLIGATIONS AND LIABILITIES OF LANDLORD . 492

§ 33-301 Posting of Lien Law and Rates By Innkeepers 492
§ 33-302 Maintenance of Fireproof Safe By Innkeeper for Deposit of Valuables By Guests; Limitations On Liability of Innkeeper for Loss of Property of Guests 492
§ 33-303 Discrimination By Landlord or Lessor Against Tenant With Children Prohibited; Penalty; Exceptions 495

ARTICLE 2 OBLIGATIONS AND LIABILITIES OF TENANT 497

§ 33-321 Maintenance of Premises 497
§ 33-322 Damages to Premises; Classification 499
§ 33-323 Liability of Person in Possession of Land for Rent Due Thereon 499
§ 33-324 Denial of Landlord's Title By Lessee in Possession Prohibited 500

ARTICLE 3 TERMINATION OF TENANCIES 502

§ 33-341 Termination of Tenancies 502
§ 33-342 Effect of Lessee Holding Over..... 508
§ 33-343 Premises Rendered Untenantable Without Fault of Lessee; Nonliability of Tenant for Rent; Right to Quit Premises..... 510

ARTICLE 4 REMEDIES OF LANDLORD..... 513

§ 33-361 Violation of Lease By Tenant; Right of Landlord to Reenter; Summary Action for Recovery of Premises; Appeal; Lien for Unpaid Rent; Enforcement 513
§ 33-362 Landlord's Lien for Rent..... 533

ARTICLE 5 APPLICABILITY OF CHAPTER 540

§ 33-381 Limitation 540

Chapter 4 Conveyances and Deeds..... 540

ARTICLE 1 FORMAL REQUIREMENTS AND MODEL FORMS .. 540

§ 33-401 Formal Requirements of Conveyance; Writing; Subscription; Delivery; Acknowledgment; Defects ... 540
§ 33-402 Forms for Conveyances; Quit Claim; Conveyance; Warranty; Mortgage..... 576
§ 33-403 Easement Description; Validity 578
§ 33-404 Disclosure of Beneficiary; Recording; Failure to Disclose 579
§ 33-405 Beneficiary Deeds; Recording; Definitions 582
§ 33-406 Disclosure of Transportation of Water to Property By Motor Vehicle or Train; Definition..... 588

ARTICLE 2 RECORDING..... 589

§ 33-411 Invalidity of Unrecorded Instrument As to Bona Fide Purchaser; Acknowledgment Required for Proper Recording; Recording of Instruments Acknowledged in Another State; Exception 589
§ 33-411 Invalidity of Unrecorded Instrument As to Bona Fide Purchaser; Acknowledgment Required for Proper Recording; Recording of Instruments Acknowledged in Another State; Exception (effective from and after June 30, 2022)..... 590
§ 33-411.01 Recording Real Estate Documents; Indemnification By Transferor..... 599
§ 33-412 Invalidity of Unrecorded Instruments As to Bona Fide Purchaser or Creditor..... 599
§ 33-413 Invalidity of Unrecorded Marriage Contract As to Bona Fide Purchaser or Creditor..... 610
§ 33-414 Recording of Judgments Affecting Title to Real Property; Inadmissibility of Unrecorded Judgment 610
§ 33-415 Recording of Master Mortgages; Including Master Mortgage Provisions By Reference in

	Other Mortgage	611
§ 33-416	Record of Instrument Duly Recorded As Notice	613
§ 33-417	Law Governing Validity of Instruments; Recording of Instruments Valid When Executed; Validity of Instruments Recorded Prior to October 1, 1913	619
§ 33-418	Recording of Conveyances Recorded Prior to 1865 or Recorded in New Mexico or Republic of Mexico	620
§ 33-419	Effect of Record As Notice of Instrument Affecting Land Located in Subsequently Created County	621
§ 33-420	False Documents; Liability; Special Action; Damages; Violation; Classification	622
§ 33-420.01	Suspension of line of credit; payoff demand statement; definitions	647
§ 33-421	Recording of Liens	648
§ 33-422	Land divisions; recording; disclosure affidavit	650
§ 33-424	Representation of Legal Requirement; Enforcement; Private Action; Classification	662
ARTICLE 3	**RULES OF CONSTRUCTION AND INTERPRETATION**	663
§ 33-431	Grants and Devises to Two or More Persons; Estates in Common; Community Property With Right of Survivorship	663
§ 33-432	Presumption of Intention to Convey Fee	675
§ 33-433	Effect of Alienation Purporting to Pass Greater Right Than Possessed By Person Making Alienation	677
§ 33-434	Covenants Between Purchaser and Seller	678
§ 33-434.01	Seller's Duty to Disclose; Soil Remediation; Definition	694
§ 33-435	Covenants Implied From Word "Grant" or "Convey"	695
§ 33-436	Effect of Insubstantial Conditions in Conveyance	698
§ 33-437	Defective Conveyance As Contract to Convey	699
§ 33-438	Sale of Property Subject to Certain Liens and Encumbrances	701
§ 33-439	Restrictions On Installation or Use of Solar Energy Devices Invalid; Exception	702
§ 33-440	Enforceability of Private Covenants; Definitions	704
§ 33-441	For Sale Signs; Restrictions Unenforceable	706
§ 33-442	Prohibition on Transfer Fees; Exceptions; Definitions	708
§ 33-443	Prohibition against land ownership; foreign adversary nation or agent; enforcement; violation; classification; definitions	712
ARTICLE 4	**POWER TO CONVEY**	719

§ 33-451 Conveyance of Separate Property 719
§ 33-452 Conveyance of Community Property 720
§ 33-453 Conveyance of Homestead 728
§ 33-454 Power of Attorney From One Spouse to the Other to Execute Instruments Relating to Property 730
§ 33-455 Conveyance of Absolute Title By Judicial Sale; Effect Upon Rights of Persons Not Parties 731
§ 33-456 Passage of Title to Real or Personal Property By Judgment 733
§ 33-457 Fraudulent Representation By Married Person of Ability to Convey Realty; Classification 735
§ 33-458 Resale of Realty With Intent to Defraud; Classification 736

ARTICLE 5 UNIFORM RECOGNITION OF ACKNOWLEDGMENTS ACT 737

§ 33-501 Recognition of Notarial Acts Performed Outside This State 738
§ 33-502 Authentication of Authority of Officer 738
§ 33-503 Certificate of Person Taking Acknowledgment 738
§ 33-504 Recognition of Certificate of Acknowledgment 738
§ 33-505 Certificate of Acknowledgment 738
§ 33-506 Short Forms of Acknowledgment 738
§ 33-507 Acknowledgments Not Affected By This Article 738
§ 33-508 Uniformity of Interpretation 738

ARTICLE 6 ACKNOWLEDGMENTS 739

§ 33-511 Acknowledgment Within the State 739
§ 33-512 Acknowledgment By A Married Woman 741
§ 33-513 Action to Correct Certificate of Acknowledgment 742

ARTICLE 7 UNIFORM UNLAWFUL RESTRICTIONS IN LAND RECORDS ACT 742

§ 33-531 Short title 742
§ 33-532 Definitions 743
§ 33-533 Amendment by owner 744
§ 33-534 Amendment by association of owners 745
§ 33-535 Requirements and limitations of amendment 746
§ 33-536 Optional form for amendment by owner 746
§ 33-537 Duty and liability of recorder 747
§ 33-538 Uniformity of application and construction 748
§ 33-539 Relation to electronic signatures in global and national commerce act 748

Chapter 5 Gifts 749

ARTICLE 1 REQUIREMENTS 749

§ 33-601 Gifts 749

Chapter 6 Mortgages 757

ARTICLE 1 MORTGAGES GENERALLY 757

§ 33-701 Interests Which May Be Mortgaged; Formal Requirements; Recording 757
§ 33-702 Mortgage Defined; Admissibility of Proof That Transfer is a Mortgage 767
§ 33-703 Effect of Mortgage As Lien; Right to Possession of Mortgaged Property; Rights of Mortgagee in Property Acquired By Mortgagor After Execution of Mortgage 777
§ 33-704 Performance of Assessment Work On Mining Claim By Mortgagee; Expense As Additional Debt Secured By Mortgage 787
§ 33-705 Purchase Money Mortgage or Deed of Trust; Priority 788
§ 33-706 Assignment of Mortgage; Recording As Notice 789
§ 33-707 Acknowledgment of Satisfaction; Recording 792
§ 33-708 Release By Attorney in Fact 801
§ 33-709 Acknowledgment of Satisfaction By Personal Representative of Mortgagee to Whom Indebtedness Was Paid Before Death 802
§ 33-710 Release By Foreign Personal Representative, Administrator, Guardian or Conservator 803
§ 33-711 Release By Heir or Legatee 804
§ 33-712 Liability for Failure to Acknowledge Satisfaction 804
§ 33-713 Discharge By Order of Court; Proof Required; Effect 806
§ 33-714 Expiration of Mortgage and Deed of Trust; Applicability 807
§ 33-715 Payoff Demands; Definitions 809

ARTICLE 2 FORECLOSURE 814

§ 33-721 Foreclosure of Mortgage By Court Action 814
§ 33-722 Election Between Action On Debt or to Foreclose 818
§ 33-723 Right of Junior Lien Holder Upon Foreclosure Action By Senior Lien Holder 822
§ 33-724 State As Party to Foreclosure Actions 823
§ 33-725 Judgment of Foreclosure; Contents; Sale of Property; Resale 824
§ 33-726 Redemption of Property By Payment to Officer Directed Under Foreclosure Judgment to Sell the Property 836
§ 33-727 Sale Under Execution; Deficiency; Order of Liens; Writ of Possession 837
§ 33-728 Recording Upon Record That Mortgage Is Foreclosed and Judgment Satisfied; Effect 842
§ 33-729 Purchase Money Mortgage; Limitation On Liability 843
§ 33-730 Limitation On Deficiency Judgment On Mortgage

or Deed of Trust As Collateral for Consumer Goods . 851

ARTICLE 3 FORFEITURE AND REINSTATEENT OF PURCHASER'S INTEREST UNDER CONTRACT FOR CONVEYANCE OF REAL PROPERTY 852

§ 33-741 Definitions 852
§ 33-742 Forfeiture of Interest of Purchaser in Default Under Contract 854
§ 33-743 Notice of Election to Forfeit and Reinstatement of Purchaser's Interest 857
§ 33-744 Completion of Forfeiture By Judicial Process 861
§ 33-745 Completion of Forfeiture By Notice..... 862
§ 33-746 Request for Copy of Notice of Election to Forfeit 864
§ 33-747 Appointment of Successor Account Servicing Agent . 865
§ 33-748 Seller's Right to Foreclose 866
§ 33-749 Other Remedies..... 867
§ 33-750 Conveyance By Seller; Payment in Full; Payoff Deed..... 868

Chapter 6.1 Deeds of Trust..... 870

ARTICLE 1 GENERAL PROVISIONS..... 870

§ 33-801 Definitions 870
§ 33-802 Description of Trust Property; Mailing Address of Trustor and Trustee..... 877
§ 33-803 Trustee of Trust Deed; Qualifications..... 878
§ 33-803.01 Trustee of Trust Deed; Delegation of Duties 881
§ 33-804 Appointment of Successor Trustee By Beneficiary..... 881
§ 33-805 Deed of Trust As Security..... 885
§ 33-806 Transfers in Trust of Real Property; Uses..... 886
§ 33-806.01 Trustor's Right to Transfer; Transfer Fee Limit; Interest Rate Increase Limit..... 891
§ 33-807 Sale of Trust Property; Power of Trustee; Foreclosure of Trust Deed..... 894
§ 33-807.01 Notice of Trustee's Sale Conditions; Exceptions .. 904
§ 33-808 Notice of Trustee's Sale..... 905
§ 33-809 Request for Copies of Notice of Sale; Mailing By Trustee; Disclosure of Information Regarding Trustee Sale 916
§ 33-810 Sale By Public Auction; Postponement of Sale ... 924
§ 33-811 Payment of Bid; Trustee's Deed 931
§ 33-812 Disposition of Proceeds of Sale 946
§ 33-813 Default in Performance of Contract Secured; Reinstatement; Cancellation of Recorded Notice of Sale 960
§ 33-814 Action to Recover Balance After Sale or Foreclosure On Property Under Trust Deed 968
§ 33-815 Method of Indexing 993
§ 33-816 Limitation On Action or Sale of Trust Property .. 995
§ 33-817 Transfer of Secured Contract 999

§ 33-818 Notice From Instruments Recorded; Assignment of A Beneficial Interest 1000
§ 33-819 Exempt Transactions 1003
§ 33-820 Trustee's Right to Rely; Attorney's Right to Act for Trustee and Beneficiary 1004
§ 33-821 Exemption From Definition 1005

Chapter 7 Liens 1005

ARTICLE 1 FARM SERVICES LIEN 1005

§ 33-901 Lien for Furnishing Labor or Machinery Upon Agricultural Land 1005
§ 33-902 Procedure to Claim Lien; Foreclosure 1006
§ 33-903 Nonliability of Vendee of Crops Upon Lien for Farm Services; Demand of Statement From Vendor; Refusal to Make or Making of Erroneous Statement By Vendor; Classification 1007
§ 33-904 Duration of Lien 1008
§ 33-905 Demand By Lien Holder for Enforcement of Lien Against Whole or Part of Property Covered 1008
§ 33-906 Joinder of Claims and Remedies; Costs 1008
§ 33-907 Enforcement of Judgment 1009
§ 33-908 Additional Remedies 1009
§ 33-909 Release of Farm Services Lien 1010

ARTICLE 4 INNKEEPER'S LIEN 1010

§ 33-951 Lien On Baggage and Property of Guests 1011
§ 33-952 Sale of Property; Notice 1012

ARTICLE 5 JUDGMENT LIENS ON REAL PROPERTY 1014

§ 33-961 Filing Judgments for Payment of Money; Certified Copy of Judgment; Recording Copy to Perfect Lien Against Real Property; Information Statement 1014
§ 33-962 Procedure for Filing Judgment of Justice or Municipal Court; Recording; Lien 1020
§ 33-963 Procedure for Recording Judgment of Federal Court; Lien 1022
§ 33-964 Lien of Judgment; Duration; Exemption of Homestead; Acknowledgment of Satisfaction By Judgment Creditor 1023
§ 33-965 Entry of Reversal or Remittitur Upon Judgment Docket; Affidavit 1037
§ 33-966 Superiority of Lien for Personal Injury Judgment Against Person Operating Railway 1038
§ 33-967 Money Judgment; Information Statement; Amendment to Recorded Judgment 1039
§ 33-968 Erroneously Identified Property Owner; Lien; Release 1042

ARTICLE 6 MECHANICS' AND MATERIALMEN'S LIENS 1044

§ 33-981 Lien for Labor; Professional Services or Materials Used in Construction, Alteration or Repair of Structures; Preliminary Twenty Day Notice; Exceptions 1044
§ 33-982 Claim of Lien by Assignee of Contract or Account for Material Furnished or Labor Performed 1067
§ 33-983 Lien for Improvements to City Lots, or Other Land 1068
§ 33-984 Lien for Labor or Materials Furnished Mill, Factory or Hoisting Works 1072
§ 33-985 Lien for Labor or Materials Furnished Domestic Vessel 1073
§ 33-986 Lien for Labor in Cutting Wood, Logs or Ties 1073
§ 33-987 Lien for Labor or Materials Furnished on Waterways, Highways, Excavations or Land 1074
§ 33-988 Lien for Labor or Materials Furnished Railroad . 1075
§ 33-989 Lien for Labor or Material Furnished Mines and Mining Claims Priority 1076
§ 33-990 Posting of "No Lien" Notice by Owner Not Operating Mine; Violation; Classification 1081
§ 33-991 Lands to Which Liens Extend; Rural Lands; City Lots; Subdivision Lots; Mining Claims 1082
§ 33-992 Preference of Liens Over Subsequent Encumbrances; Professional Services Liens..... 1085
§ 33-992.01 Preliminary Twenty Day Notice; Definitions; Content; Election; Waiver; Service; Single Service; Contract 1092
§ 33-992.02 Proof of Mailing of Preliminary Twenty Day Notice; Receipt; Affidavit 1108
§ 33-993 Procedure to Perfect Lien; Notice and Claim of Lien; Service; Recording; Definitions 1110
§ 33-994 Right of Owner of Property Against Which Lien Is Claimed to Withhold Payment to Original Contractor; Procedure 1135
§ 33-995 Duty of Contractor to Defend Action on Claim of Lien by Person Other Than a Contractor; Rights of Owner Against Contractor; Other Rights..... 1136
§ 33-996 Joinder of Persons Claiming Liens; Claimant As Party Defendant; Intervention 1138
§ 33-997 Sale of Property to Satisfy Lien 1140
§ 33-998 Limitation of Action to Foreclose Lien; Attorney Fees 1141
§ 33-999 Right of Lienholder to Have Land and Improvements Sold Together or Separately; Right of Purchaser to Possession..... 1144
§ 33-1000 Priority Among Mechanic's and Materialman's Liens; Prorating Proceeds of Foreclosure Sale.... 1145
§ 33-1001 Priority of Claims for Current Wages Owed by Owner of Property Under Levy..... 1146
§ 33-1002 Definitions; Inapplicability of Certain Liens to

Owner-Occupied Dwelling; Waiver Void 1148
§ 33-1003 Payment Bond in Lieu of Lien Right; Bond Purposes and Conditions; Recording..... 1152
§ 33-1004 Discharge of Mechanic's Liens; Bond; Limitations of Actions; Discharge of Surety; Judgment 1155
§ 33-1005 Payments Made in Trust..... 1161
§ 33-1006 Release of Mechanic's and Materialman's Liens; Liability 1164
§ 33-1007 Definition of Professional Services 1165
§ 33-1008 Waiver of Lien..... 1165

ARTICLE 8 UNIFORM FEDERAL LIEN REGISTRATION ACT... 1171

§ 33-1031 Applicability 1173
§ 33-1032 Place of Filing or Recording..... 1174
§ 33-1033 Execution of Notices and Certificates..... 1176
§ 33-1034 Filing or Recording Officer; Duties..... 1177
§ 33-1035 Fees..... 1178

ARTICLE 9 STOP NOTICES..... 1179

§ 33-1051 Definitions 1179
§ 33-1052 Stop Notice; Defect in Form..... 1181
§ 33-1053 Applicability 1181
§ 33-1054 Persons Authorized; Notice to Owner; Failure to Serve Notice After Demand 1181
§ 33-1055 Persons Authorized; Election by Construction Lender to Withhold Monies; Copy of Bond; Recovery Limits 1182
§ 33-1056 Effective Notice..... 1183
§ 33-1057 Withholding of Money by Owner; Payment Bond .. 1184
§ 33-1058 Withholding Monies by Construction Lenders; Payment Bond..... 1185
§ 33-1059 Assignment of Monies; Effect..... 1186
§ 33-1060 Pro Rata Distribution of Monies..... 1186
§ 33-1061 False Notice..... 1187
§ 33-1062 Release of Stop Notice or Bonded Stop Notice 1187
§ 33-1063 Commencement of Actions; Limitations 1189
§ 33-1064 Dismissal or Judgment..... 1190
§ 33-1065 Consolidation of Actions..... 1190
§ 33-1066 Attorney Fees..... 1191
§ 33-1067 Interest..... 1191

ARTICLE 10 COMMERCIAL REAL ESTATE BROKER LIENS.... 1192

§ 33-1071 Commercial Real Estate Broker Lien; Definition... 1192
§ 33-1072 Lien Attachment; Notice of Commercial Real Estate Broker Lien; Notice to Owner 1193
§ 33-1073 Contents of Notice of Lien; Verification..... 1195
§ 33-1074 Foreclosure; Limitation of Action; Attorney Fees... 1196
§ 33-1075 Satisfaction of Lien; Damages 1197
§ 33-1076 Discharge of Commercial Real Estate Broker's

Liens; Bond; Limitations of Actions; Discharge of Surety; Judgment 1198

Volume 11B

Chapter 8 Homestead and Personal Property Exemption 1

ARTICLE 1 HOMESTEADS AND HOMESTEAD EXEMPTION 1

§ 33-1101 Homestead Exemptions; Persons Entitled to Hold Homesteads 1
§ 33-1102 Exemption By Operation of Law; Designation of Multiple Properties On Creditor's Request; Recording 26
§ 33-1103 Effective Date of Homestead Exemption; Extent of Exemption; Exceptions 31
§ 33-1103 Effective Date of Homestead Exemption; Extent of Exemption; Exceptions 33
§ 33-1104 Abandonment of Homestead; Encumbrance of Homestead 40
§ 33-1105 Sale By Judgment Creditor of Property Subject to Homestead Exemption 46

ARTICLE 3 EXEMPTION FROM EXECUTION OF FOREIGN JUDGMENT 48

§ 33-1151 Exemption From Execution 48
§ 33-1152 Recording; Effect 49
§ 33-1153 Abandonment of Exemption; Maintenance of Residency 49

Chapter 9 Condominiums 50

ARTICLE 1 GENERAL PROVISIONS 50

§ 33-1201 Applicability 51
§ 33-1202 Definitions 55
§ 33-1203 Variation 59
§ 33-1204 Separate Titles and Taxation 60
§ 33-1205 Applicability of Local Ordinances, Rules and Building Codes 62
§ 33-1206 Eminent Domain 62
§ 33-1207 Severability 64

ARTICLE 2 CREATION, ALTERATION AND TERMINATION OF CONDOMINIUMS 65

§ 33-1211 Creation of Condominium 65
§ 33-1212 Unit Boundaries 65
§ 33-1213 Construction and Validity of Declaration and Bylaws 67

§ 33-1214 Description of Units 67
§ 33-1215 Contents of Declaration 68
§ 33-1216 Leasehold Condominiums 70
§ 33-1217 Allocation of Common Element Interests, Votes and Common Expense Liabilities 72
§ 33-1218 Limited Common Elements 74
§ 33-1219 Plat 75
§ 33-1220 Exercise of Development Rights 77
§ 33-1221 Alterations of Units 79
§ 33-1222 Relocation of Boundaries Between Adjoining Units 81
§ 33-1223 Subdivision of Units 82
§ 33-1224 Easement for Encroachments 82
§ 33-1225 Use for Sale Purposes 83
§ 33-1226 Easement to Facilitate Exercise of Special Declarant Rights 83
§ 33-1227 Amendment of Declaration 84
§ 33-1228 Termination of Condominium 86
§ 33-1229 Rights of Secured Lenders 91
§ 33-1230 Merger or Consolidation of Condominiums 92

ARTICLE 3 MANAGEMENT OF THE CONDOMINIUM 94

§ 33-1241 Organization of Unit Owners' Association 94
§ 33-1242 Powers of Unit Owners' Association 94
§ 33-1243 Board of Directors and Officers; Conflict; Powers; Limitations; Removal; Annual Audit; Applicability 99
§ 33-1244 Transfer of Special Declarant Rights 105
§ 33-1245 Termination of Contracts and Leases of Declarant; Applicability 107
§ 33-1246 Bylaws 108
§ 33-1247 Upkeep of the Condominium 109
§ 33-1248 Open Meetings; Exceptions 110
§ 33-1249 Quorums; Applicability 116
§ 33-1250 Voting; Proxies; Absentee Ballots; Applicability; Definition 117
§ 33-1251 Tort and Contract Liability 120
§ 33-1252 Conveyance or Encumbrance of Common Elements 122
§ 33-1252.01 Conveyance of Certain Real Property 123
§ 33-1253 Insurance 124
§ 33-1254 Surplus Monies 129
§ 33-1255 Assessments for Common Expenses; Applicability 130
§ 33-1256 Lien for Assessments; Priority; Mechanics' and Materialmen's Liens; Notice; Applicability 133
§ 33-1257 Other Liens Affecting the Condominium 140
§ 33-1258 Association Financial and Other Records; Applicability 141
§ 33-1259 Association As Trustee 142
§ 33-1260 Resale of Units; Information Required;

Applicability; Definition 143
§ 33-1260.01 Rental property; unit owner and agent information; fee; disclosure 152
§ 33-1261 Flag Display; for Sale Signs; Political Petitions; Applicability 154

ARTICLE 4 ADMINISTRATION OF THE CONDOMINIUM ACT .. 161

§ 33-1270 Department of Real Estate; Enforcement 161

Chapter 10 Arizona Residential Landlord and Tenant Act 162

ARTICLE 1 GENERAL PROVISIONS 163

§ 33-1301 Short Title 164
§ 33-1302 Purposes 164
§ 33-1303 Supplementary Principles of Law Applicable 165
§ 33-1304 Applicability of Chapter 165
§ 33-1305 Administration of Remedies; Enforcement 166
§ 33-1306 Settlement of Disputed Claim or Right 167
§ 33-1307 Territorial Application 168
§ 33-1308 Exclusions From Application of Chapter 168
§ 33-1310 General Definitions 170
§ 33-1311 Obligation of Good Faith 174
§ 33-1312 Unconscionability 174
§ 33-1313 Notice 175
§ 33-1314 Terms and Conditions of Rental Agreement 178
§ 33-1314.01 Utility Charges; Submetering; Ratio Utility Billing; Allocation; Water System Exemption ... 180
§ 33-1315 Prohibited Provisions in Rental Agreements 182
§ 33-1316 Separation of Rents and Obligations to Maintain Property Forbidden 184
§ 33-1317 Discrimination By Landlord or Lessor Against Tenant With Children Prohibited; Classification; Exceptions; Civil Remedy; Applicability 185
§ 33-1318 Early Termination By Tenant for Domestic Violence; Conditions; Lock Replacement; Access Refusal; Treble Damages; Immunity 188
§ 33-1318.01 Early release termination for law enforcement officers; definition 191
§ 33-1319 Bedbug control; Landlord and Tenant obligations; definitions 192

ARTICLE 2 LANDLORD OBLIGATIONS 193

§ 33-1321 Security Deposits 193
§ 33-1322 Disclosure and Tender of Written Rental Agreement 197
§ 33-1323 Landlord to Supply Possession of Dwelling Unit ... 199
§ 33-1324 Landlord to Maintain Fit Premises 200
§ 33-1325 Limitation of Liability 206

§ 33-1329 Regulation of Rents; Authority 207
§ 33-1330 Transfer of Records On Sale 208
§ 33-1331 Notice of Foreclosure; Effect On Lease; Damages .. 208

ARTICLE 3 TENANT OBLIGATIONS 210

§ 33-1341 Tenant to Maintain Dwelling Unit 210
§ 33-1342 Rules and Regulations 211
§ 33-1343 Access 213
§ 33-1344 Tenant to Use and Occupy As A Dwelling Unit 214

ARTICLE 4 REMEDIES 215

§ 33-1361 Noncompliance By the Landlord 215
§ 33-1362 Failure to Deliver Possession 217
§ 33-1363 Self-Help for Minor Defects 218
§ 33-1364 Wrongful Failure to Supply Heat, Air Conditioning, Cooling, Water, Hot Water or Essential Services 219
§ 33-1365 Landlord's Noncompliance As Defense to Action for Possession or Rent; Definition 223
§ 33-1366 Fire or Casualty Damage 226
§ 33-1367 Tenant's Remedies for Landlord's Unlawful Ouster, Exclusion or Diminution of Services 227
§ 33-1368 Noncompliance With Rental Agreement By Tenant; Failure to Pay Rent; Utility Discontinuation; Liability for Guests; Definition ... 228
§ 33-1369 Failure to Maintain 235
§ 33-1370 Abandonment; Notice; Remedies; Personal Property; Definition 236
§ 33-1371 Acceptance of Partial Payments 242
§ 33-1372 Landlord Liens; Distraint for Rent 244
§ 33-1373 Remedy After Termination 244
§ 33-1374 Recovery of Possession Limited 245
§ 33-1375 Periodic Tenancy; Hold-Over Remedies 251
§ 33-1376 Landlord and Tenant Remedies for Abuse of Access 253
§ 33-1377 Special Detainer Actions; Service; Trial Postponement 253
§ 33-1378 Removal of guest 257
§ 33-1379 Eviction action; dismissal; sealed records 258

ARTICLE 5 RETALIATORY ACTION 259

§ 33-1381 Retaliatory Conduct Prohibited 259

Chapter 11 Arizona Mobile Home Parks Residential Landlord and Tenant Act 262

ARTICLE 1 GENERAL PROVISIONS 262

§ 33-1401 Short Title 262
§ 33-1402 Purposes 263

§ 33-1403 Supplementary Principles of Law Applicable.... 264
§ 33-1404 Administration of Remedies; Enforcement..... 265
§ 33-1405 Settlement of Disputed Claim or Right 266
§ 33-1406 Territorial Application..... 266
§ 33-1407 Exclusions From Application of Chapter..... 267
§ 33-1408 Jurisdiction and Service of Process; Recovery of Attorney Fees; Treble Damages..... 268
§ 33-1409 General Definitions..... 272
§ 33-1410 Obligation of Good Faith..... 278
§ 33-1411 Unconscionability..... 279
§ 33-1412 Notice 280
§ 33-1413 Terms and Conditions of Rental Agreement..... 281
§ 33-1413.01 Utility Charges; Waste, Garbage and Rubbish Removal Charges 286
§ 33-1413.02 Guest Fee..... 288
§ 33-1413.03 Care Givers; Treatment Plan..... 289
§ 33-1414 Prohibited Provisions in Rental Agreements; Late Payment Penalty 289
§ 33-1415 Separation of Rents and Obligations to Maintain Property Forbidden 291
§ 33-1416 Preemption By State; Regulation of Rents; Exception 292
§ 33-1417 Rebates and Referrals Prohibited; Mobile Homes and Manufactured Homes; Damages 292
§ 33-1418 Incorporated Tenants' Park Purchase Association 294
§ 33-1419 Heir to mobile home; requirements; accounts ... 294

ARTICLE 2 LANDLORD OBLIGATIONS..... 295

§ 33-1431 Security Deposits..... 295
§ 33-1432 Disclosure of Written Rental Agreement 297
§ 33-1433 Landlord to Deliver Possession of Mobile Home Space 301
§ 33-1434 Landlord to Maintain Fit Premises 302
§ 33-1435 Limitation of Liability 305
§ 33-1436 Statement of Policy; Amendment; Contents; New Statements..... 305
§ 33-1437 Education Requirements for Park Managers; Complaint; Admini-strative Hearing; Civil Penalty 307
§ 33-1438 Transfer of Records; Sale of Park 309

ARTICLE 3 TENANT OBLIGATIONS..... 309

§ 33-1451 Tenant to Maintain Mobile Home Space; Notice of Vacating; Clearance for Removal..... 309
§ 33-1452 Rules and Regulations..... 311
§ 33-1453 Access..... 318
§ 33-1454 Tenant to Occupy As A Dwelling Unit; Authority to Sublet..... 319

ARTICLE 4 REMEDIES..... 320

§ 33-1471 Noncompliance By the Landlord 320
§ 33-1472 Failure to Deliver Possession 321
§ 33-1473 Self-Help for Minor Defects 322
§ 33-1474 Wrongful Failure to Supply Essential Services . 323
§ 33-1475 Tenant's Remedies for Landlord's Unlawful Ouster, Exclusion or Diminution of Services 323
§ 33-1476 Termination or Nonrenewal of Rental Agreement By Landlord; Noncompliance With Rental Agreement By Tenant; Failure to Pay Rent 324
§ 33-1476.01 Change in Use; Notices; Compensation for Moving Expenses; Payments By the Landlord .. 330
§ 33-1476.02 Mobile Home Relocation Fund; Investment of Monies 338
§ 33-1476.03 Assessments for Mobile Home Relocation Fund; Waiver..... 340
§ 33-1476.04 Relocations Due to Rent Increase; Mobile Home Relocation Fund; Applicability..... 342
§ 33-1476.05 Relocations due to change in age restricted community use; payment from mobile home relocation fund; applicability 345
§ 33-1477 Failure to Maintain By Tenant 347
§ 33-1478 Remedies for Abandonment; Required Registration 348
§ 33-1480 Landlord Liens; Distraint for Rent Abolished ... 350
§ 33-1481 Remedy After Termination 350
§ 33-1482 Recovery of Possession Limited 351
§ 33-1483 Periodic Tenancy; Holdover Remedies..... 352
§ 33-1484 Landlord and Tenant Remedies for Abuse of Access 353
§ 33-1485 Special Detainer Actions; Service; Trial Postponement 354
§ 33-1485.01 Removal of Mobile Home From Mobile Home Park; Violation; Joint and Several Liability 355

ARTICLE 5 RETALIATORY ACTION 358

§ 33-1491 Retaliatory Conduct Prohibited; Eviction 358

ARTICLE 6 AFFIDAVIT OF AFFIXTURE 359

§ 33-1501 Affidavit of Affixture for Mobile Home in Mobile Home Park..... 359

Chapter 12 Liabilities and Duties on Property Used for Education and Recreation..... 364

ARTICLE 1 GENERAL PROVISIONS..... 364

§ 33-1551 Duty of Owner, Lessee or Occupant of Premises to Recreational or Educational Users; Liability; Definitions 364

Chapter 13 Due on Sale Clauses 382

ARTICLE 1 GENERAL PROVISIONS..... 382

§ 33-1571 Real Property Loans; Exercise of Due On Sale Clauses; Prohibition 383

Chapter 14 Membership Camping [Repealed]..... 386

Chapter 15 Self-Service Storage..... 386

ARTICLE 1 GENERAL PROVISIONS..... 386

§ 33-1701 Definitions; Exception 386
§ 33-1702 Residential Use; Prohibition 388
§ 33-1703 Lien; Rental Agreement; Contents; Late Fees 389
§ 33-1704 Enforcement of Lien 391
§ 33-1705 Notice Posted in the Office 400
§ 33-1706 Failure to Comply; Penalty 401

Chapter 16 Planned Communities..... 401

ARTICLE 1 GENERAL PROVISIONS..... 402

§ 33-1801 Applicability; Exemptions; Voluntary Election to be Subjected to Chapter 402
§ 33-1802 Definitions 403
§ 33-1803 Penalties; Notice to Member of Violation 406
§ 33-1804 Open Meetings; Exceptions 410
§ 33-1805 Association Financial and Other Records 419
§ 33-1806 Resale of Units; Information Required; Definition 420
§ 33-1806.01 Rental property; member and agent information; fee; disclosure 428
§ 33-1807 Lien for Assessments; Priority; Mechanics' and Materialmen's Liens 430
§ 33-1808 Flag display; political signs; caution signs; for sale, rent or lease signs; political and community activities; definitions 439
§ 33-1809 Parking; Public Service and Public Safety Vehicles 446
§ 33-1810 Board of Directors; Annual Audit 448
§ 33-1811 Board of Directors; Contracts; Conflict 449
§ 33-1812 Proxies; Absentee Ballots; Definition 449
§ 33-1813 Removal of Board Member; Special Meeting 452
§ 33-1814 Slum Property; Professional Management 455
§ 33-1815 Association Authority; Commercial Signage 456
§ 33-1816 Solar Energy Devices; Reasonable Restrictions; Fees and Costs 456
§ 33-1816.01 Shade Structures; Reasonable Restrictions; Municipal Zoning; Definition 457
§ 33-1817 Declaration amendment; design, architectural committees; review 457

§ 33-1818 Community authority over public roadways; applicability 461
§ 33-1819 Artificial turf ban; prohibition; restrictions; attorney fees; applicability 462
§ 33-1820 Declarant control 463
§ 33-1821 Association's Duty to Act Reasonably; Definition 464

Chapter 17 Residential Rental Property 465

ARTICLE 1 GENERAL PROVISIONS 465

§ 33-1901 Definitions 465
§ 33-1902 Residential Rental Property; Recording With the Assessor; Agent Designation; Civil Penalty 466
§ 33-1903 Appointment of Temporary Receiver; Term; Duties, Accounting 469
§ 33-1904 Inspections 472
§ 33-1905 Slum Property; Appeal 473
§ 33-1906 Licensed Property Management Company; Training Program 474
§ 33-1907 Registration With One-Call Notification Center 475

Chapter 18 Homeowners' Association Dwelling Actions 475

ARTICLE 1 GENERAL PROVISIONS 475

§ 33-2001 Definitions 475
§ 33-2002 Homeowners' Association Dwelling Actions; Conditions 476
§ 33-2003 Applicability 480

Chapter 19 Recreational Vehicle Long-Term Rental Space Act 481

ARTICLE 1 GENERAL PROVISIONS 481

§ 33-2101 Application; Duration of Stay; Exclusions 482
§ 33-2102 Definitions 483
§ 33-2103 Obligation of Good Faith 487
§ 33-2104 Unconscionability 487
§ 33-2105 Terms and Conditions of Rental Agreement; Notice, Removal 488
§ 33-2106 Prohibited Provisions in Rental Agreements 490
§ 33-2107 Utility Fees; Service Interruption; Waste, Garbage and Rubbish Removal Fees; Refunds; Enforcement 491

ARTICLE 2 LANDLORD OBLIGATIONS 494

§ 33-2121 Security Deposits 494
§ 33-2122 Disclosure 495

§ 33-2123 Landlord to Maintain Fit Premises 496

ARTICLE 3 TENANT OBLIGATIONS 497

§ 33-2131 Tenant to Maintain Recreational Vehicle Space 497
§ 33-2132 Rules 498
§ 33-2133 Access 503

ARTICLE 4 REMEDIES 503

§ 33-2141 Noncompliance By the Landlord 503
§ 33-2142 Tenant's Remedies for Landlord's Unlawful Ouster, Exclusion or Diminution of Services 505
§ 33-2143 Termination or Nonrenewal of Rental Agreement By Landlord; Noncompliance With Rental Agreement By Tenant; Failure to Pay Rent; Notice; Damages; Definition 505
§ 33-2144 Abandonment 509
§ 33-2145 Remedy After Termination 510
§ 33-2146 Failure to Maintain By Tenant 511
§ 33-2147 Periodic Tenancy; Holdover Remedies 512
§ 33-2148 Retaliatory Conduct Prohibited; Eviction 512

Chapter 20 Timeshare Owner's Association and Management Act 513

ARTICLE 1 GENERAL PROVISIONS 513

§ 33-2201 Application 513
§ 33-2149 Change in use; notices; compensation for moving expenses; payments by the landlord 514
§ 33-2150 Relocations due to change in age-restricted community use; payment from mobile home relocation fund; applicability 517
§ 33-2151 Assessments for mobile home relocation fund; waiver 519
§ 33-2202 Definitions 520
§ 33-2203 Management of Timeshare Plan and Timeshare Property 522
§ 33-2204 Powers of Board; Limitations; Period of Developer Control; Election of Directors and Officers; Removal of Directors 525
§ 33-2205 Quorums; Votes 526
§ 33-2206 Duties of the Managing Entity 528
§ 33-2207 Foreclosure of Assessment Liens 532
§ 33-2208 Association Open Meetings; Exceptions; Notices ... 533
§ 33-2209 Financial and Other Records 535
§ 33-2210 List of Owners 539
§ 33-2211 Trustee's Sale of Timeshare Estates; Notice; Cure; Notice to Prevent Sale; Definitions 542

Chapter 21 Commercial Buildings Telecommunications Services 546

ARTICLE 1 GENERAL PROVISIONS 546

§ 33-2301 Commercial Buildings; Telecommunications Service; Notice; Definition 546
§ 33-2302 Applicability; Commercial Properties 547

Chapter 22 Access to Private Property 548

ARTICLE 1 GENERAL PROVISIONS 548

§ 33-2401 Access to Private Property 548
§ 33-2501 Drop box; private property; required consent; exemptions; definitions 549

Chapter 24 Unifrom Commercial Real Estate Receivership Act 552

ARTICLE 1 GENERAL PROVISIONS 552

§ 33-2601 Definitions 552
§ 33-2602 Notice and opportunity for hearing; exceptions 555
§ 33-2603 Scope; exclusions 556
§ 33-2604 Power of court 557
§ 33-2605 Appointment of receiver 558
§ 33-2606 Disqualification from appointment as a receiver; exceptions; nomination 559
§ 33-2607 Receiver's bond; alternative security 560
§ 33-2608 Status of receiver as lien creditor 561
§ 33-2609 Security agreement covering after-acquired property 561
§ 33-2610 Collection and turnover of receivership property 562
§ 33-2611 Powers and duties of receiver 563
§ 33-2612 Duties of owner 565
§ 33-2613 Stay; injunction 566
§ 33-2614 Engagement and compensation of professional 567
§ 33-2615 Use or transfer of receivership property not in the ordinary course of business; definition 568
§ 33-2616 Executory contract; definition 569
§ 33-2617 Defenses and immunities of receiver 572
§ 33-2618 Interim report of receiver 572
§ 33-2619 Fee and expenses 573
§ 33-2620 Removal of receiver; replacement; termination of receivership 574
§ 33-2621 Final report of receiver; discharge 575
§ 33-2622 Receivership in another state; ancillary proceeding 575
§ 33-2623 Effect of enforcement by mortgagee 576
§ 33-2624 Court's authority under this chapter 577
§ 33-2625 Uniformity of application and construction 577
§ 33-2626 Relation to electronic signature in global and

national commerce act 578

Title 37 Public Lands 579

Chapter 1 State Agencies and Officers 579

ARTICLE 1 STATE LAND DEPARTMENT 579

§ 37-101 Definitions 579
§ 37-102 State Land Department; Powers and Duties 587
§ 37-103 Seal of State Land Department 601
§ 37-104 Power to Make and Accept Conveyances of Real Property 601
§ 37-105 Inclusion of State Lands Under Reclamation Projects and Irrigation Districts; Assessments and Charges 603
§ 37-106 Federal Reclamation Trust Fund 604
§ 37-106.01 Power to Contract for Central Arizona Project Water for Use On State Lands; Payment of Costs; Selling Unallocated Water; Disposition of Revenue From Sale of Central Arizona Project Water and Water Rights 605
§ 37-107 Fees; Accounts 608
§ 37-108 Repealed by Laws 2010, Ch. 243, § 2. 611
§ 37-109 Alternative Payment Methods 611
§ 37-110 Due Diligence Fund; Exemption; Reversion 611

ARTICLE 2 STATE LAND COMMISSIONER 612

§ 37-131 State Land Commissioner; Appointment; Term; Removal; Compensation 612
§ 37-132 Powers and Duties 613
§ 37-132.01 Performance and restoration account; agreements with public and private entities 626
§ 37-133 Decisions of Commissioner; Filing; Notice to Persons in Interest 627

Chapter 1.2 Resource Analysis Division 628

ARTICLE 1 GENERAL PROVISIONS 628

§ 37-171 Definitions 628
§ 37-172 Resource Analysis Division; Administrator; Employees; Compensation; State Cartographer 629
§ 37-173 Duties 630
§ 37-174 Powers 631
§ 37-175 Information; Cost 632
§ 37-176 Revolving Fund; Source of Monies; Claims 633
§ 37-177 Arizona Geographic Information Council 633
§ 37-178 Geospatial Data Sharing 635

Chapter 2 Administration of State and Other Public Lands 636

ARTICLE 1 SELECTION 636

§ 37-201 Examination and Selection Duties of Commissioner 636
§ 37-202 Selection Board; Powers and Duties; Distribution of Central Arizona Project Water to State Trust Lands 638
§ 37-203 Selection of Lands; Designation of Land to Institution or Purpose; Credit of Receipts to Specific Funds 639
§ 37-204 Advances for Survey; Repayment 640
§ 37-205 Due Diligence Costs Related to Disposition of Land. 642

ARTICLE 2 INVESTIGATION, CLASSIFICATION AND APPRAISAL 643

§ 37-211 Investigations of and Experiments On State Lands to Determine Possible Uses; Reclassification 643
§ 37-212 Classification of Lands Selected; Reclassification 644
§ 37-213 Board of Appeals 650
§ 37-214 Board of Appeals; Approval of Participation Contracts; Appeal 652
§ 37-215 Appeal From Decision of Commissioner or Board of Appeals 657

ARTICLE 2.1 SALE AND LEASE OF STATE LANDS FOR PUBLIC EDUCATOIN 664

§ 37-221 Sale or Lease of State Lands for Public Education Purposes 664
§ 37-222 [Not enacted] 666

ARTICLE 2.2 DONATION OF LAND FOR CONSERVATION PURPOSES 666

§ 37-223 [Not Enacted] 667

ARTICLE 3 SALE OF STATE LANDS 667

§ 37-231 State Lands Subject to Sale; Rights Reserved in Lands Sold; State Lands Not Subject to Sale; Development Agreements 668
§ 37-232 Application to Purchase State Lands or for Reimbursement for Improvements; Deposit 674
§ 37-233 Sale of State Lands; Restriction On Sale of Timber Land; Expense of Sale 676
§ 37-234 Sale of Agricultural Lands Without Application; Limitation On Sales of Agricultural Lands 677
§ 37-235 Subdivision of State Lands for Sale; Size and Price Limitations 678
§ 37-236 Order By Department of Sale of Lands; Sale At

Auction; Cancellation of Sale; Appeal 679
§ 37-236.01 Sale of Lands Suitable for Conservation Purposes and Other Purposes At Single Auction . 683
§ 37-237 Notice Required for Sale of Lands or Lands and Improvements; Publication 683
§ 37-238 Procedure for Sale; Report of Sale 686
§ 37-239 Participation Contracts; Planning and Disposition Proposals 687
§ 37-240 Limitations On Amount of Land One Person May Purchase 692
§ 37-241 Terms of Sale of State Land; Payment; Interest Rate 693
§ 37-243 Payment of Rent in Arrears; Payment for Use of Land 700
§ 37-244 Certificate of Purchase; Conditions 701
§ 37-245 Rights Conferred By Certificate of Purchase; Recording of Certificate 704
§ 37-246 Sale of Natural Products of Lands By Purchaser Under Certificate of Purchase; Disposition of Proceeds; Violation; Classification 706
§ 37-247 Purchaser's Default; Forfeiture and Cancellation of Certificate of Purchase; Extension of Time for Payments 707
§ 37-249 Actions to Rescind Sales 711
§ 37-250 Replacement of Lost or Destroyed Certificate of Purchase 714
§ 37-251 Issuance of Patents for State Lands 714
§ 37-252 Taxation of Lands Sold 719
§ 37-253 Report to Assessor 720
§ 37-254 Cancellation of Tax Assessment On Lands Reverting to State 721
§ 37-255 Sale of or Mortgage or Other Lien On Interest of Lessee or Holder of Certificate of Purchase 722
§ 37-256 Application of Provisions; East Half of Dry Bed of Colorado River 725
§ 37-257 Application for Sale 726
§ 37-258 Sale of Rights in Dry Riverbed 728
§ 37-258.01 Sale of Development Rights 730
§ 37-259 Application As Offer to Settle Dispute 731
§ 37-260 Selling and Administrative Expenses 731
§ 37-261 Authority to Auction Reversion Rights 732

ARTICLE 4 LEASE OF STATE LANDS 733

§ 37-281 Lease of State Lands for Certain Purposes Without Advertising; Terms and Conditions 733
§ 37-281.01 Lease of State Lands for Grazing Purposes; Notice 741
§ 37-281.02 Leasing State Lands for Commercial Purposes for More Than Ten Years 742
§ 37-281.03 Leasing Land Along Colorado River From United States; Subleasing Requirements;

Limitations 748
§ 37-281.04 Default of Lease of State Land; Assignment to Cities and Towns 749
§ 37-282 Duty of Lessees to Cooperate With State Land Department in Making Classifications and Appraisals 751
§ 37-282.01 Mass Appraisals; Notice; Procedure; Definitions . 752
§ 37-283 Subleases By Grazing Lessee; Limitation Upon Grazing Use; Sublease Surcharge 754
§ 37-284 Conflicting Short-Term Lease Applications; Preference Rights 756
§ 37-285 Rental Rates for Grazing and Other Lands; Grazing Land Valuation Commission; Reclassification and Reappraisal; Definitions 762
§ 37-286 Execution of Leases By Land Department; Covenants; Assignment of Lease By Lessee 769
§ 37-286.01 Duty to Exclude Unauthorized Livestock Bond; Damages; Injunction 771
§ 37-287 Reservation of Rights in State Land Leases 774
§ 37-187.01 Default on long-term lease; forfeiture and cancellation of lease; extension of time for payments; penalty and interest on delinquent rent 775
§ 37-288 Forfeiture of Leases; Extension of Time for Payment; Penalty and Interest On Delinquent Rental; Automatic Termination for Arrearage 777
§ 37-288.01 Disposition of Personal Property Abandoned By Lessee At the End of the Lease; Definitions 780
§ 37-289 Procedure On Cancellation of Lease; Notice, Default, Hearing and Appeal 783
§ 37-290 Cancellation of Lease On Reclassification of Lands; Preferred Right to Lease Reclassified Land; Refund of Advance Rental Payments 788
§ 37-291 Preferred Rights to Renewal of Lease; Exceptions; Notification 790
§ 37-294 Recovery of Lands Unlawfully Held 795
§ 37-295 Disposition of Long-Term Commercial Lease Prepayments; Prepayment Fund 796

ARTICLE 4.1 PROTESTING AUCTIONS 797

§ 37-301 Procedure for Protesting Auctions 797

ARTICLE 4.2 TRUST LANDS SUITABLE FOR CONSERVATION. 800

§ 37-311 Definitions 800
§ 37-312 Nominating and Classifying Trust Land As Suitable for Conservation Purposes 801
§ 37-312.01 Access to Private Lands 810
§ 37-313 Conservation Lease of Trust Lands Suitable for Conservation; Definition 810
§ 37-314 Conveyance of Title to Trust Lands Suitable for Conservation Purposes 813

§ 37-315 Withdrawing Trust Lands Suitable for Conservation Purposes By Department Without Lease or Sale 815
§ 37-317 Subordination to Constitution and Enabling Act. 816

ARTICLE 5 IMPROVEMENTS ON STATE LANDS 817

§ 37-321 Permission Required for Person Other Than Holder of Certificate of Purchase to Make Improvements; Forfeiture for Failure to Obtain Permission; Report of Improvements 817
§ 37-321.01 Rights to Water Used On State Land; Definition. 821
§ 37-322 Basis for Appraisal of Improvements; Reimbursements; Amortization; Reimbursement for Irrigation or District Assessments and Levies; Limitation..... 824
§ 37-322.01 Reimbursement for Nonremovable Improvements By Succeeding Lessee of Lands Not Subject to Auction; Failure to Pay; Penalty.. 826
§ 37-322.02 Payment By Purchaser or Succeeding Lessee for Improvements On Auctioned Land..... 831
§ 37-322.03 Improvements On State Lands; Taxation; Disposition On Termination of Lease; Statement of Improvements 834
§ 37-322.04 Accounting for Improvements Which Become Property of State..... 836
§ 37-323 Permission Required for Construction On Floodplains; Criteria..... 838
§ 37-324 Development or Secondary Plan; Effect 839

ARTICLE 5.1 URBAN LANDS DEVELOPMENT..... 839

§ 37-325 Improvements; Lease Renewals; Holdover Leases 842
§ 37-331 Definitions 842
§ 37-331.01 Designation of State Lands As Urban Lands On Request..... 844
§ 37-331.02 Urban Land Planning Oversight Committee 845
§ 37-331.03 Conceptual Urban State Trust Land Use Plans; Five Year State Trust Land Disposition Plans; Definitions 846
§ 37-332 Urban Lands; Notice; Hearing; Requirements; Classification; State General Plan 849
§ 37-334 Designation of Lands; Development or Secondary Plan; Requirements; Approval 856
§ 37-334.01 Development Plan for A Master Plan Area..... 861
§ 37-335 Sale or Lease of State Lands for Development ... 862
§ 37-335.01 Compensation and Reimbursement of Lessee Upon Cancellation of Lease..... 868
§ 37-335.02 Off-Site Improvement of Urban Lands 870
§ 37-335.03 Assessment District Assessments and City Improvement Plan Assessments As Lien On Urban Lands Within District; Enforcement..... 873

§ 37-335.04 Liens Not Liabilities of State 875
§ 37-335.06 Agreements to Fund, Install and Reimburse Costs of Infrastructure On Trust Lands 875
§ 37-336 Rules; Review and Approval By Legislature; Duties of Commissioner 877
§ 37-338 Selection of Application for Development Planning Permit or Secondary Permit 878

ARTICLE 6 RECLAMATION OF STATE LANDS 881

§ 37-341 Preliminary Investigation of Projects for Reclamation of State Lands 881
§ 37-342 Acquisition By Land Department of Rights Necessary or Advisable for Reclamation or Irrigation of State Lands 882
§ 37-343 Investigation of Adverse Claims Upon State Lands; Protection of Equities of Persons Appropriating Water Prior to Reservation of Land for the State 882

ARTICLE 7 PAYMENTS TO LOCAL GOVERNMENTS 883

§ 37-371 Definition of Acquired Entitlement Land 883
§ 37-372 Payments to Local Governments With Respect to Acquired Entitlement Lands 884

ARTICLE 8 RIGHTS OF ENTRYMEN UPON PUBLIC DOMAIN .. 885

§ 37-411 Rights of Entrymen Under Federal Laws to Possession and Enjoyment of Land 885
§ 37-412 Limitation On Claims; Marking Boundaries of Claim; Notice; Recording of Notice 889

ARTICLE 9 USE OF STATE LANDS BY STATE INSTITUTIONS . 890

§ 37-441 Taking By State of State Lands and Improvements; Reimbursement of Owners for Improvements; Lease By Department or Institution 890
§ 37-442 Application By Department or Institution to Take Over State Lands; Approval By Governor; Compensation of Lessee for Improvements and Damages Resulting From Termination 892
§ 37-443 Improvements As State Property 895
§ 37-444 Offset Against Rent Due From Trust Beneficiaries; Substituting Trust Designations 895

ARTICLE 10 RIGHTS OF WAY AND SITES FOR PUBLIC USES . 896

§ 37-461 Grants of Rights-of-Way and Sites for Public Uses .. 896

ARTICLE 11 DISPOSITION OF PRODUCTS OF STATE LANDS . 900

§ 37-481 Conservation and Administration of Products of State Lands 900
§ 37-482 Contracts for Sale of Timber; Limitations; Universities Timber Land Account; Composition;

Use 902
§ 37-483 Program to remove vegetative natural products; program termination 904

ARTICLE 12 TRESPASS ON STATE LANDS 906

§ 37-501 Trespass On State Lands; Classification 906
§ 37-502 Damages in Civil Action for Trespass On State Lands; Seizure of Products; Report of Trespasses.... 908
§ 37-503 Disposition of Personal Property Unlawfully Abandoned On State Land 910

ARTICLE 13 SEGREGATION OF FUNDS DERIVED FROM LANDS 912

§ 37-521 Permanent State School Fund; Composition; Use ... 912
§ 37-522 Universities Land Fund; Composition; Use..... 919
§ 37-523 Normal Schools Land Fund; Composition; Use 921
§ 37-524 Agricultural and Mechanical Colleges Land Fund and School of Mines Land Fund; Composition; Use . 923
§ 37-525 Other Land Funds; Composition; Use..... 925
§ 37-526 Central Arizona Project Municipal and Industrial Repayment Fund 927
§ 37-527 Trust land management fund 928

ARTICLE 14 EXCHANGE OF PUBLIC LANDS 931

§ 37-601 Authorization to Exchange..... 931
§ 37-602 Notice..... 932
§ 37-603 Method of Exchange; Appraisal 932
§ 37-604 Exchange of State Land; Procedure; Limitation and Exceptions; Definition 933
§ 37-604.01 Exchange of State Subsurface Rights and Interests..... 939
§ 37-605 Title; Reservations, Restrictions and Encumbrances..... 941
§ 37-606 Protest; Public Hearing; Judicial Review..... 942
§ 37-607 Method of Exchange; Valuation 944
§ 37-608 Supplemental Authority..... 946
§ 37-609 Exchange of Sovereign Lands..... 946
§ 37-610 Disposition of Surplus Floodplain Lands..... 948

ARTICLE 15 ACQUISITION OF LANDS BY UNITED STATES FOR PENAL PURPOSES 949

§ 37-611 Acquisition of Lands By United States for Penal Purposes 949
§ 37-612 Concurrent Jurisdiction of the United States Over Lands Acquired for Penal Purposes; Termination of Jurisdiction..... 950
§ 37-613 Power of State to Serve Process Upon Land Ceded United States for Penal Purposes..... 950

ARTICLE 16 EXCHANGE OF ROAD RIGHTS OF WAY 951

§ 37-615 Exchange of Road Rights-of-Way On State Land; Procedure; Limitation and Exceptions 951
§ 37-616 Protest; Public Hearing; Judicial Review 953
§ 37-617 Method of Exchange; Valuation 954
§ 37-618 Supplemental Authority 955

ARTICLE 17 CONCURRENT JURISDICTION WITH UNITED STATES OVER CERTAIN LANDS AND AREAS 955

§ 37-620 Vesting of Concurrent Criminal Jurisdiction in the United States Over Certain Lands and Areas 956
§ 37-620.01 Concurrent Jurisdiction Over Veterans Administration Properties; Acceptance 959
§ 37-620.02 State Consent to Acquisition of Land By the United States for Exclusive Jurisdiction 960

ARTICLE 18 INTERSTATE COMPACT FOR JURISDICTION ON THE COLORADO RIVER 961

§ 37-620.11 Enactment of Compact 961

ARTICLE 19 HOLISTIC RESOURCE MANAGEMENT 963

§ 37-620.21 Holistic Resource Management Program 963

ARTICLE 20 ARIZONA RESOURCE ADVISORY COUNCIL 965

§ 37-620.31 Arizona Resource Advisory Council; membership; duties; report 965

Chapter 3 Acts of Congress Relating to State and Federal Lands 968

ARTICLE 1 CAREY LAND ACTS 968

§ 37-701 Acceptance of Carey Land Acts; State Agency 968
§ 37-702 Application for Selection of Arid Lands for Irrigation Projects or Reclamation Projects; Proposal; Deposit 969
§ 37-703 Processing of Proposal By Land Department; Processing By Director of Water Resources; Approval or Disapproval of Application 970
§ 37-704 Contract; Contents; Bond of Contractor 971
§ 37-705 Contract Provisions As to Beginning and Completion Dates; Forfeiture for Failure to Prosecute Work 973
§ 37-706 Persons Eligible to Apply for Entry; Limitation On Area; Contents of Application; Price of Lands; Disposition of Monies Received 974
§ 37-707 Procedure Upon Completion of Project By Settler; Application for Federal Patent; Grant of State Patent to Settler 975
§ 37-708 Water Rights Appurtenant to Lands; Lien;

Foreclosure and Redemption 976
§ 37-709 Maps of Project; Right of Easement Reserved..... 977
§ 37-710 Reservation of Mineral Rights in School Lands Sold..... 978

ARTICLE 2 TAYLOR GRAZING ACT 979

§ 37-721 Acceptance of Taylor Grazing Act, Amendment of Enabling Act and Other Federal Laws Relating to Exchange of Lands 979
§ 37-722 Authority of Land Department and Selection Board to Make Exchanges of State Owned for Federally Owned Land..... 980
§ 37-723 Distribution of Money Received From United States; Appropriations to Counties 981
§ 37-724 Receipts From Lease of Public Lands 982
§ 37-725 Receipts From Grazing District Fees; District Treasurer; Duties..... 983
§ 37-726 Expenditure of Grazing Fees of District; Purposes Authorized..... 984

ARTICLE 3 FEDERAL MINERAL, OIL AND GAS LEASE ACT ... 984

§ 37-741 Public Roads and Public Education Fund; Purposes; Approval of Expenditures By Legislature; Distribution 984

Chapter 4 Acquisition of Private Real Property by State or Political Subdivision 986

ARTICLE 1 IN GENERAL..... 986

§ 37-801 Duty to Disclose Names of Persons Having A Beneficial Interest in Real Property..... 986
§ 37-802 Disposition of Real Property By State Agency; Alternative Fuel Delivery Systems; Definition 987
§ 37-803 Disposition of Real Property By State Agency..... 989
§ 37-804 Payment of Outstanding Taxes, Penalties and Interest On Acquiring Property..... 991

Chapter 5 State Claims to Public Lands 992

ARTICLE 1 GENERAL PROVISIONS..... 992

§ 37-901 Definitions..... 993
§ 37-902 Public Lands; Public Policy; State Land Department 994
§ 37-903 State Land Commissioner; Powers; Duties 995
§ 37-904 Public Lands Board of Review; Members; Powers and Duties; Staff and Officers; Service of Process ... 996
§ 37-905 Appeal of Commissioner's Decision; Board of Review; Procedures; Decision; Further Appeal..... 998
§ 37-906 Public Lands; Disposal; Use; Written Authorization

Required 999
§ 37-907 Federal Lands Acquired Without Legislative Consent; Placement On Tax Rolls 1000
§ 37-908 Powers and Duties of Attorney General..... 1001
§ 37-909 State Payments to Counties..... 1001

Chapter 6 Natural Resource Conservation Districts..... 1002

Chapter 7 State Claims to Streambeds 1003

ARTICLE 1 GENERAL PROVISIONS..... 1005

§ 37-1101 Definitions 1005
§ 37-1102 Trust Advocate..... 1010

ARTICLE 2 DETERMINING NAVAGABILITY 1011

§ 37-1121 Arizona Navigable Stream Adjudication Commission..... 1011
§ 37-1122 General Powers and Duties of the Commission 1014
§ 37-1123 Receiving and Compiling Evidence and Records ... 1015
§ 37-1124 Compiling Evidence and Records By Department.. 1021
§ 37-1125 Repealed By Laws 2001, Ch. 166, § 2..... 1022
§ 37-1126 Hearings; Notice..... 1022
§ 37-1127 Repealed By Laws 2003, Ch. 53, § 1, Eff. April 14, 2003..... 1023
§ 37-1128 Determination of Navigability 1023
§ 37-1129 Judicial Review..... 1029
§ 37-1130 Title to Bed of Nonnavigable Watercourse; Appropriation of Waters for Public Trust Values ... 1030
§ 37-1131 Notice to Landowners; Quiet Title Action 1031
§ 37-1132 Refunds to Record Title Owners..... 1035

ARTICLE 3 MANAGEMENT OF PUBLIC TRUST LANDS..... 1036

§ 37-1151 Petition to Release Public Trust Status 1036
§ 37-1152 Auction and Sale of Released Public Trust Lands.. 1039
§ 37-1153 Permit to Use Public Trust Lands..... 1040
§ 37-1154 Public Improvements in Beds of Navigable Watercourses; Definition 1041
§ 37-1155 Prior Use of Public Trust Lands..... 1042
§ 37-1156 Riparian Trust Fund; Acquisition and Management of Riparian Lands..... 1043

Chapter 8 Miltary Airport Land Exchanges..... 1044

ARTICLE 1 GENERAL PROVISIONS..... 1044

§ 37-1201 Declaration of Policy..... 1044
§ 37-1202 Definitions 1045

ARTICLE 2 MILITARY AIRPORT LAND EXCHANGE SECTION . 1045

§ 37-1221 Military Airport Land Exchange Section; Purpose; Employees; Compensation 1045
§ 37-1222 Military Airport Land Exchange Proposal Application; Agreement 1046
§ 37-1223 Powers and Duties of the Section; Limitations 1048
§ 37-1224 Military Airport Land Exchange Fund 1049

Title 41 State Government 1051

Chapter 2 Administrative Officers 1051

ARTICLE 1 REVISED UNIFORM LAW ON NOTARIAL ACTS (2018) 1051

§ 41-251 Definitions 1051
§ 41-252 Authority to perform notarial acts 1054
§ 41-253 Requirements for certain notarial acts 1055
§ 41-254 Personal appearance required; thumbprint; exceptions 1056
§ 41-255 Identification of individual 1057
§ 41-256 Authority to refuse to perform notarial acts 1059
§ 41-257 Signature if individual unable to sign 1059
§ 41-258 Notarial act in this state 1059
§ 41-259 Notarial act in another state 1060
§ 41-260 Notarial act under authority of federally recognized Indian tribes 1061
§ 41-261 Notarial act under federal authority 1061
§ 41-262 Foreign notarial act; definition 1062
§ 41-263 Notarial act performed for remotely located individual; definitions 1063
§ 41-264 Certificate of notarial act 1067
§ 41-265 Short form certificates 1068
§ 41-266 Official stamp 1071
§ 41-267 Stamping device; violation; classification 1071
§ 41-268 Notification regarding performance of notarial act on electronic record; selection of technology; acceptance of tangible copy of electronic record 1072
§ 41-269 Commission as notary public; confidential information; qualifications; assurance; no immunity or benefit 1073
§ 41-270 Examination of notary public; fee 1076
§ 41-271 Grounds to deny, refuse to renew, revoke, suspend or condition commission of notary public 1076
§ 41-272 Database of notaries public 1078
§ 41-273 Prohibited acts; civil penalty; violation; classification 1079
§ 41-274 Validity of notarial acts 1080
§ 41-275 Rules 1081
§ 41-276 Notary public commission in effect; authorization to perform electronic and remote online notarizations in effect 1082
§ 41-277 Relation to electronic signatures in global and

national commerce act 1083

ARTICLE 2 NOTARIES PUBLIC MISCELLANEOUS PROVISIONS 1083

§ 41-311 This section was transferred by Laws 2021, Ch. 66, § 9 to A.R.S. § 41-251 effective July 1, 2022 1083
§ 41-328 Prohibited Conduct; Incomplete Documents; Signatures of Relatives 1083

ARTICLE 3 ELECTRONIC NOTARIZATION 1083

§ 41-351 Definitions 1083
§ 41-352 Electronic notarization; rules 1083

ARTICLE 4 REMOTE ONLINE NOTARIZATION 1084

§ 41-371 Definitions 1084
§ 41-372 Rules; standards 1084
§ 41-373 Authority to perform remote online notarizations 1084
§ 41-374 Electronic record of remote online notarizations 1084
§ 41-375 Use of electronic signature and electronic seal 1084
§ 41-376 Remote online notarization procedures 1084
§ 41-377 Termination of notary public commission 1084
§ 41-378 Legal recognition and validity of remote online notarizations 1084
§ 41-379 Applicable law; conflict of laws 1085
§ 41-380 Relation to electronic signatures in global and national commerce act 1085
§ 41-1491 Definitions 1085
§ 41-1491.01 Discrimination Due to Familial Status 1088
§ 41-1491.02 Exempt Sales and Rentals 1089
§ 41-1491.03 Religious Organization and Private Club Exemption 1090
§ 41-1491.04 Housing for Older Persons Exempted; Rules; Liability; Definition 1091
§ 41-1491.05 Appraisal Exemption 1092
§ 41-1491.06 Effect On Other Law 1093
§ 41-1491.07 Administration By Attorney General 1094
§ 41-1491.08 Rules 1095
§ 41-1491.09 Complaints 1095
§ 41-1491.10 Reports; Studies 1096
§ 41-1491.11 Cooperation With Other Entities 1097
§ 41-1491.12 Subpoenas; Discovery 1098
§ 41-1491.13 Referral to City or Town 1099
§ 41-1491.14 Discrimination in Sale or Rental 1099
§ 41-1491.15 Publication of Sales or Rentals 1100
§ 41-1491.16 Inspection of Dwelling 1101
§ 41-1491.17 Entry Into Neighborhood 1101
§ 41-1491.18 Prohibition of Intimidation 1102
§ 41-1491.19 Discrimination Due to Disability; Definitions ... 1103

§ 41-1491.20 Residential Real Estate Related Transaction; Definition 1107
§ 41-1491.21 Brokerage Services 1107
§ 41-1491.22 Complaints 1108
§ 41-1491.23 Answer to Complaint 1110
§ 41-1491.24 Investigation 1110
§ 41-1491.25 Additional or Substitute Respondent 1112
§ 41-1491.26 Conciliation 1112
§ 41-1491.27 Temporary or Preliminary Relief 1113
§ 41-1491.28 Investigative Reports 1114
§ 41-1491.29 Reasonable Cause Determination 1115
§ 41-1491.30 Dismissal of Complaint 1116
§ 41-1491.31 Civil Action 1117
§ 41-1491.32 Court Appointed Attorney 1118
§ 41-1491.33 Relief Granted 1119
§ 41-1491.34 Civil Action By Attorney General 1119
§ 41-1491.35 Pattern or Practice Cases 1120
§ 41-1491.36 Prevailing Party; Fees and Costs 1121
§ 41-1491.37 Superior Court Enforcement; Local Fair Housing 1122

Chapter 58 Natural Resource Conservation Districts 1123

ARTICLE 1 GENERAL PROVISIONS 1123

§ 41-6001 Declaration of Policy 1123
§ 41-6002 Definitions 1124

ARTICLE 2 DIVISION OF NATURAL RESOURCE CONSERVATION 1126

§ 41-6011 State Natural Resource Conservation Board; Membership; Powers and Duties 1126
§ 41-6012 State Financial Assistance; Application; Criteria ... 1130
§ 41-6013 Environmental Special Plate Fund; Distribution ... 1132

ARTICLE 3 FORMATION, CHANGE IN BOUNDARIES AND DISSOLUTION 1133

§ 41-6031 Petition for Creation of District 1133
§ 41-6032 Hearing On Petition; Notice 1134
§ 41-6033 Determination By Commissioner 1135
§ 41-6034 Referendum; Election of Supervisors 1137
§ 41-6035 Proclamation of Result of Referendum and Election; Terms of Supervisors 1139
§ 41-6036 Proceedings to Organize District; Certificate of Organization 1140
§ 41-6037 Addition of Territory 1142
§ 41-6038 Dissolution of District 1144
§ 41-6039 Status Following Dissolution 1145
§ 41-6040 Change in Boundaries; Combination or Division of Districts; Change in Name of Districts 1147

ARTICLE 4 ADMINISTRATION 1148

§ 41-6051 District Supervisors; Term of Office; Biennial Election 1148
§ 41-6052 Organization of Supervisors; Vacancies 1150
§ 41-6053 Powers and Duties of Supervisors 1151
§ 41-6054 Powers of District 1153
§ 41-6055 Limitation of Powers 1156
§ 41-5056 Cooperation Between Districts 1158
§ 41-6057 Cooperation By State Agencies 1158

Chapter 7 State Claims to Streambeds 1160

Title 44 Trade and Commerce 1163

Chapter 1 Contracts 1163

ARTICLE 1 STATUTE OF FRAUDS 1163

§ 44-101 Statute of Frauds 1163

ARTICLE 2 CONSIDERATION 1226

§ 44-121 Contracts in Writing; Consideration 1226

Arizona Administrative Code 1231

Title 4 Professions And Occupations 1231

1 GENERAL PROVISIONS 1231

§ R4-28-101 Definitions 1231
§ R4-28-102 Document Filing; Computation of Time 1233
§ R4-28-103 Licensing Time-Frames 1234
§ R4-28-104 Development Inspection Fee 1236
§ R4-28-105 Expired 1236

ARTICLE 2. REPEALED 1240

§ R4-28-201 Repealed 1240

ARTICLE 3. LICENSURE 1240

§ R4-28-301 General License Requirements; Non-Resident License 1240
§ R4-28-302 Employing Broker's License; Non-Resident Broker 1244
§ R4-28-303 License Renewal; Reinstatement; Changes of Personal Information, License, or License Status; Professional Corporation or Professional Limited Liability Company Licensure; Administrative Severance 1250
§ R4-28-304 Branch Office; Branch Office Manager 1256
§ R4-28-305 Temporary License, Certificate of Convenience .. 1258

§ R4-28-306 Unlawful License Activity 1260
§ R4-28-307 **Inactive License** 1261

4 EDUCATION 1264

§ R4-28-401 **Prelicensure Education Requirements; Waiver** 1264
§ R4-28-402 Continuing Education Requirements; Waiver; Distance Learning 1266
§ R4-28-403 License Examinations 1274
§ R4-28-404 Real Estate School Requirements, Course and Instructor Approval 1275
§ R4-28-405 Expired 1279

5 ADVERTISING 1279

§ R4-28-501 Repealed 1279
§ R4-28-502 Advertising by a Licensee 1279
§ R4-28-503 Promotional Activities 1281
§ R4-28-504 Development Advertising 1281

6 REPEALED 1284

§ R4-28-601 Repealed 1284

7 COMPENSATION 1284

§ R4-28-701 Compensation Sharing Disclosure 1284

8 DOCUMENTS 1285

§ R4-28-801 Repealed 1285
§ R4-28-802 Conveyance Documents 1285
§ R4-28-803 Contract Disclosures 1286
§ R4-28-804 Rescission of Contract 1287
§ R4-28-805 Public Report Receipt 1288

9 REPEALED 1288

§ R4-28-901 Repealed 1288
§ R4-28-902 Repealed 1289

10 REPEALED 1289

§ R4-28-1001 Repealed 1289
§ R4-28-1002 Expired 1289

11 PROFESSIONAL CONDUCT 1289

§ R4-28-1101 Licensee Duties 1289
§ R4-28-1102 Property Negotiations 1292
§ R4-28-1103 Broker Supervision and Control 1292

12 DEVELOPMENTS 1294

§ R4-28-1201 Renumbered 1294

§ R4-28-1202 Repealed 1294
§ R4-28-1203 Renumbered 1294
§ R4-28-1204 Repealed 1294

A APPLICATION FOR PUBLIC REPORT, CERTIFICATE OF AUTHORITY, OR SPECIAL ORDER OF EXEMPTION 1295

§ R4-28-A1201 Development Name; Lot Sales; Applicant 1295
§ R4-28-A1202 Development Map; Location; Land Characteristics 1296
§ R4-28-A1203 Flood and Drainage; Land Uses; Adverse Conditions 1297
§ R4-28-A1204 Utilities 1298
§ R4-28-A1205 Water Supply 1299
§ R4-28-A1206 Sewage Disposal 1301
§ R4-28-A1207 Streets and Access 1303
§ R4-28-A1208 Flood Protection and Drainage Improvements 1305
§ R4-28-A1209 Common, Community, or Recreational Improvements 1306
§ R4-28-A1210 Master Planned Community 1306
§ R4-28-A1207 Streets and Access 1307
§ R4-28-A1208 Flood Protection and Drainage Improvements 1309
§ R4-28-A1209 Common, Community, or Recreational Improvements 1310
§ R4-28-A1210 Master Planned Community 1310
§ R4-28-A1211 Assurances for Completion and Maintenance of Improvements 1311
§ R4-28-A1212 Schools and Services 1315
§ R4-28-A1213 Property Owners' Association 1317
§ R4-28-A1214 Development Use 1318
§ R4-28-A1215 Development Sales 1319
§ R4-28-A1216 Title Reports and Encumbrances 1320
§ R4-28-A1217 ADEQ Approval 1321
§ R4-28-A1218 Property Registrations in Other Jurisdictions 1321
§ R4-28-A1219 Condominium Developments 1321
§ R4-28-A1220 Foreign Developments 1321
§ R4-28-A1221 Expired 1322
§ R4-28-A1222 Condominium Developments 1322
§ R4-28-A1223 Condominium Developments 1322

B. GENERAL INFORMATION 1323

§ R4-28-B1201 Expired 1323
§ R4-28-B1202 Conditional Sales Exemption 1323
§ R4-28-B1203 Material Change; Public Report Amendments 1324
§ R4-28-B1204 Cemetery Notice; Amendments 1326

§ R4-28-B1205 Expired 1326
§ R4-28-B1206 Filing with the Appropriate Federal Agency .. 1326
§ R4-28-B1207 Subsequent Owner 1326
§ R4-28-B1208 Public Report Correction 1328
§ R4-28-B1209 Options; Blanket Encumbrances; Releases 1328
§ R4-28-B1210 Earnest Money 1329
§ R4-28-B1211 Earnest Money 1329

13 ADMINISTRATIVE PROCEDURES 1330

§ R4-28-1301 Repealed 1330
§ R4-28-1302 Service of Pleadings Subsequent to Complaint and Notice 1330
§ R4-28-1303 Information Obtained in an Investigation 1330
§ R4-28-1304 Response; Default 1331
§ R4-28-1305 Notice of Representation; Notice of Appearance 1332
§ R4-28-1306 Repealed 1332
§ R4-28-1307 Expired 1333
§ R4-28-1308 Repealed 1333
§ R4-28-1309 Repealed 1333
§ R4-28-1310 Rehearing or Review of Decision; Response; Decision 1333
§ R4-28-1311 Repealed 1335
§ R4-28-1312 Repealed 1336
§ R4-28-1313 Correction of Clerical Mistakes 1336

14 REPEALED 1336

§ R4-28-1401 Repealed 1336

Table of Laws and Rules

Table of Cases

Index