REGISTRATION OF ARIZONA RESIDENTIAL RENTAL PROPERTY

Pursuant to A.R.S. §§ 33-1901 and 33-1902 (see next page)

INSTRUCTIONS: This form must be completed by an owner of Residential Rental Property. RETURN COMPLETED FORM TO THE ASSESSOR OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED AND RETAIN COPIES FOR YOUR RECORDS.

In compliance with A.R.S. § 33-1902(A): an owner of residential rental property shall maintain with the Assessor in the county where the property is located information required by this section in a manner to be determined by the Assessor. Pursuant to A.R.S. § 33-1902(B): an out-of-state owner of residential rental property shall designate and record with the County Assessor a statutory agent who lives in this state and who will accept legal service on behalf of the owner. If the property is owned by a corporation, partnership, limited liability company, limited partnership, trust or real estate investment trust, include the name, address and telephone number of the business entity. If a residential rental property owner fails to register with the County Assessor as provided in A.R.S. § 33-1902(A), the city or town may impose a civil penalty in the amount of $150 per day for each day of violation after the date of the most recent Notice of Valuation. If a residential rental property is acquired by an owner after the date of the Notice of Valuation, and until the next Notice of Valuation is issued, a city or town shall impose a civil penalty of $1,000 against a person who fails to comply with the provisions of A.R.S. § 42-1902, plus an additional $100 for each month after the date of the original violation until compliance occurs. The county assessor may assess a fee of not more than $10 for each initial registration and each change of information in the registry.

PROPERTY INFORMATION FOR COUNTY (required). List name of county here: _____

Check property type: ☐ Single Family Residence ☐ Multiple Family Residence ☐ Mobile Home ☐ MH / RV Park Space

Property Address: _____ City/State/Zip Code: _____

Primary Assessor's Parcel Number _____ Book _____ Map _____ Parcel _____ Split

List Additional Parcel Numbers: _____

(ATTACH LIST FOR ANY ADDITIONAL PARCELS)

For Personal Property/Unaffixed Mobile Homes, List Account Number: _____ Year built: _____

OWNERSHIP INFORMATION:

NAME OF PROPERTY OWNER/BUSINESS ENTITY: _____

Address: _____ City/State/Zip Code: _____

Telephone Number: _____ E-Mail Address: _____

Check below to indicate form of ownership, if applicable:

☐ Corporation ☐ Partnership ☐ Limited liability company ☐ Limited partnership ☐ Trust ☐ Real estate investment trust

REQUIRED: Provide Corporate Officer, Managing/Administrative Member, General Partner, Trustee information below:

Name: _____

Address: _____ City/State/Zip Code: _____

Telephone number: _____ E-Mail Address: _____

OUT OF STATE OWNER'S DESIGNATION OF STATUTORY AGENT:

An owner of residential rental property who lives outside this state shall designate and record with the Assessor a statutory agent who lives in this state and who will accept legal service on behalf of the owner. Provide telephone number and address for statutory agent:

Name: _____

Address: _____ City/State/Zip Code: _____

Telephone number: _____ E-Mail Address: _____

REQUIREMENT TO UPDATE INFORMATION:

Under penalty of law the owner of Arizona residential rental property shall update any information listed above within ten days after a change in the information occurs.

I hereby affirm that the information included or attached is true and correct.

_____ Print Name

_____ Print Title

_____ Signature

_____ Date

82901 (Rev. 02/2014)

CHAPTER 17
RESIDENTIAL RENTAL PROPERTY
ARTICLE 1. GENERAL PROVISIONS

Additional Residential-Rental Property Information: A residential use property that is leased or rented to a "qualified family member" for use as their primary residence must be registered with the County Assessor as being a residential-rental property pursuant to A.R.S. § 33-1902. However, that residence will be classified as Legal Class 3.

Qualified Family Member: A qualified family member includes only: (1) a natural or adopted child or descendant of the owner's child; (2) a stepchild of the owner; (3) the owner's parent or an ancestor of the owner's parent; (4) a stepparent of the owner; (5) a child-in-law or parent-in-law of the owner or; (6) a natural or adopted sibling of the owner.

33-1901. Definitions

In this article, unless the context otherwise requires:

1. "Managing Agent" means a person, corporation, partnership or limited liability company that is authorized by the owner to operate and manage the property.
2. "Residential rental property" means property that is used solely as leased or rented property for residential purposes. If the property is a space rental mobile home park or a recreational vehicle park, "Residential Rental Property" includes the rental space that is leased or rented by the owner of that rental space but does not include the mobile home or recreational vehicle that serves as the actual dwelling if the dwelling if the dwelling is owned and occupied by the tenant of the rental space and not by the owner of the rental space.
3. "Slum property" means residential rental property that has deteriorated or is in a state of disrepair and that manifests one or more of the following conditions that are a danger to the health or safety of the public:
   (a) Structurally unsound exterior surfaces, roof, walls, doors, floors, stairwells, porches or railings.
   (b) Lack of potable water, adequate sanitation facilities, adequate water or waste pipe connections.
   (c) Hazardous electrical systems or gas connections.
   (d) Lack of safe, rapid egress.
   (e) Accumulation of human or animal waste, medical or biological waste, gaseous or combustible materials, dangerous or corrosive liquids, flammable or explosive materials or drug paraphernalia.

33-1902. Residential rental property; recording with the assessor; agent designation; civil penalty; fee

A. An owner of residential rental property shall maintain with the assessor in the county where the property is located information required by this section in a manner to be determined by the assessor. The owner shall update any information required by this section within ten days after a change in the information occurs. The following information shall be maintained:

1. The name, address and telephone number of the property owner.
2. If the property is owned by a corporation, limited liability company, partnership, limited partnership, trust or real estate investment trust, the name, address and telephone number of any of the following:
   (a) For a corporation, a corporate officer.
   (b) For a partnership, a general partner.
   (c) For a limited liability company, the managing or administrative member.
   (d) For a limited partnership, a general partner.
   (e) For a trust, a trustee.
   (f) For a real estate investment trust, a general partner or an officer.
3. The street address and parcel number of the property.
4. The year the building was built.

B. An owner of residential rental property who lives outside this state shall designate and record with the assessor a statutory agent who lives in this state and who will accept legal service on behalf of the owner. The owner shall designate the agent in a manner to be determined by the assessor. The information shall include the name, address and telephone number of the agent.

C. Residential rental property shall not be occupied if the information required by this section is not on file with the county assessor. If the owner has not filed the information required by this section with the county assessor and the residential rental property is occupied by a tenant and the tenant chooses to terminate the tenancy, the tenant shall deliver to the landlord, owner or managing agent of the property a written ten day notice to comply with this section. The notice shall be delivered by certified mail, return receipt requested, or by hand delivery. If the owner does not comply with this section within ten days after receipt of the notice, the tenant may terminate the rental agreement and the landlord shall return all prepaid rent to the tenant. Security deposits shall be returned in accordance with section 33-1321, subsection D. The landlord shall return those monies by certified mail, return receipt requested, or by hand delivery to the tenant within ten days after the termination of the rental agreement. This subsection applies to any existing lease and to any new lease after August 25, 2004. Notwithstanding this subsection, an owner is in compliance with this subsection only if the owner had filed the information required by subsection A of this section with the county assessor.

D. All records, files and documents that are required by this section are public records.

E. For residential rental property that is acquired by an owner after the date of the notice of assessed valuation and the notice prescribed by section 42-15103 and until the issuance of the next notice of assessed valuation, a city or town shall assess a civil penalty of one thousand dollars against a person who fails to comply with this section, plus an additional one hundred dollars for each month after the date of the original violation until compliance occurs. The court shall not suspend any portion of the civil penalty provided by this subsection.

F. Notwithstanding subsection E of this section, if a person complies within ten days after receiving the complaint that notices the violation, the court shall dismiss the complaint and shall not impose a civil penalty.

G. Except for newly acquired residential rental property as prescribed by subsection E of this section, if a residential rental property owner fails to register with the county assessor as prescribed by this section, the city or town may impose a civil penalty in the amount of one hundred fifty dollars per day for each day of violation after the date of the most recent notice of assessed valuation and the notice prescribed by section 42-15103. If a person complies within ten days after receiving the notice from the county assessor, the court shall dismiss the complaint and shall not impose a civil penalty.

H. In carrying out this section, the county assessor shall have immunity as provided in section 12-820.01.

I. The county assessor may assess a fee of not more than ten dollars for each initial registration and each change of information in the registry.

J. On request from a city or town the county assessor shall provide the most current list of all registered rental property owners within the city's or town's boundaries.