

NOTIFICATION OF ARIZONA RENTAL PROPERTY FORM

This law was enacted a few years ago to help protect the public from slumlords who do not maintain their properties, posing healthy and safety issues to the public.

This law requires that out-of-state property owners complete and file this form with the County Assessor's Office:

Pima County Assessor
115 N. Church
Tucson, AZ 85701
(520) 740-8163
www.asr.co.pima.az.us

In naming a statutory agent, the agent must be located in the state of Arizona. The statutory agent is the person on whom any notices or summons would be served in the event of non-compliance with this law. The statutory agent could be an Arizona property manager.

Below excerpts law and describes the penalties for non-compliance. Penalties as described in the law are fines of \$1000 if the non-compliance issue for which the landlord has been noticed (either directly or to the statutory agent) is not remedied within ten days.

As property managers, we are not required to file this form on behalf of our clients. As professionals, we feel that is our duty to notify landlords of the law. We do not need a copy of the form even if we are named as statutory agent. The form should be sent by the landlord to the Assessor's office. **We do not send the form to the assessor. This is the landlord's responsibility and decision.**

Our properties are not likely to be concern because we require our landlords to maintain the properties or we do not manage the property.

NOTIFICATION OF ARIZONA RESIDENTIAL RENTAL PROPERTY
Pursuant to A.R.S. § 33-1901 AND 33-1902 (see reverse side)

INSTRCTIONS: 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. If the property is owned by a corporation, limited liability company, partnership, limited partnership, trust or real estate investment trust, include the name, address and telephone number of the business entity and the statutory agent, if applicable.

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. A person who fails to comply with any provision of this section shall be assessed a civil penalty of one thousand dollars, plus an additional one hundred dollars for each month after the date of the original violation until compliance occurs.

Retain a copy of this completed form for your records

PROPERTY INFORMATION:

List County where property is located (required): _____
Property type: Single Family Residence Multiple Family Residence Mobile Home MH/RV Park space
Property Site Address: _____
City/Town: _____ AZ Zip Code: _____
List the year the building was built: _____

Parcel Number: _____

List Additional Parcel Numbers for this property (up to four) :

For Unsecured Mobile Homes ONLY
List Tax Roll # _____

OWNERSHIP INFORMATION:

Property owner(s)/business entity: _____
List the name of the property owner/business entity: _____
Street Address: (no P.O.Box) _____
City/State: _____ Zip Code: _____ Telephone # _____ _____

Check below to indicate form of ownership:

- Property owner, list name of owner: _____
- Corporation, list name of corporate officer: _____
- Limited liability company, list name of managing or administrative member: _____
- Trust, list name of trustee: _____
- Real Estate investment trust, list name of general partner of officer: _____

OUT-OF-STATE OWNER'S DESIGNATION OF AGENT:

A.R.S. § 33-1902(B) requires an out of state owner to designate a statutory agent who resides in Arizona to accept legal service on behalf of the owner of residential rental property.

Name of statutory agent: _____ Address: _____
City: _____ AZ Zip Code: _____ Telephone #: _____ _____

REQUIREMENT TO UPDATE INFORMATION:

Under penalty of law the owner of Arizona residential rent 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 of Owner	Print Title
Signature of Owner	Date

CHAPTER 17
RESIDENTIAL RENTAL PROPERTY
ARTICLE 1. GENERAL PROVISIONS

33-1901. Definitions

- A. In this article, unless the context otherwise requires:
- “Managing Agent” means a person, corporation, partnership or limited liability company that is authorized by the owner to operate and manage the property.
 - “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 dwelling if the dwelling is owned and occupied by the tenant of the rental space and not by the owner of the rental space.
 - “Slum Property” means residential rental property that has deteriorated or is in a state of despair and that manifests one or more of the following conditions that are a danger to the health of 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.

- 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 the statutory agent, if applicable, and 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 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. This subsection does not affect any existing lease.
- D. All records, files and documents that are required by this section are public.
- E. A person who fails to comply with any provision of this section shall be assessed a civil penalty of one thousand dollars, 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. In carrying out the provisions of this section the county assessor shall have immunity as provided in Section 12-820.01.

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