

HB 2018



Mortgages; Trust Deeds; Deficiency Actions

Allows deficiency judgments against spec builders and developers who obtain construction loans for sales of homes to third parties. Only applies to mortgages and deeds of trusts originated after December 31, 2014.

SIGNED BY THE GOVERNOR.

What does this Victory Mean for You...

You and your clients will continue to be covered by Arizona's anti-deficiency statutes. The protection will exist for an individual's primary residence or investment property. The number of properties protected is not limited under this bill.

Members Who Supported AAR by Voting for HB 2018

HOUSE OF REPRESENTATIVES

John Allen	David Gowan	Jamescita Peshlakai
Lela Alston	Rick Gray	Justin Pierce
Brenda Barton	Albert Hale	Frank Pratt
Sonny Borrelli	Lydia Hernandez	Martin Quezada
Paul Boyer	John Kavanagh	Bob Robson
Kate Brophy McGee	Adam Kwasman	Macario Saldate, IV
Chad Campbell	Jonathan Larkin	Carl Seel
Mark A. Cardenas	Debbie Lesko	Andrew Sherwood
Heather Carter	David Livingston	T.J. Shope
Demion Clinco	Phil Lovas	Steve Smith
Doug Coleman	Stefanie Mach	Victoria Steele
Lupe Chavira Contreras	J.D. Mesnard	David Stevens
Jeff Dial	Eric Meyer	Bob Thorpe
Juan Carlos Escamilla	Darin Mitchell	Andy Tobin
Karen Fann	Steve Montenegro	Kelly Townsend
Thomas Forese	Norma Muñoz	Michelle Ugenti
Rosanna Gabaldón	Justin Olson	Bruce Wheeler
Sally Ann Gonzales	Ethan Orr	
Doris Goodale	Lisa Otondo	

AYES: 55 | NAYS: 2 | NOT VOTING: 3

SENATE

Ed Ableser	David Farnsworth	Lynne Pancrazi
Nancy Barto	Steve Gallardo	Steve Pierce
Andy Biggs	Gail Griffin	Michele Reagan
David Bradley	Katie Hobbs	Don Shooter
Judy Burges	Leah Landrum Taylor	Anna Tovar
Olivia Cajero Bedford	John McComish	Kelli Ward
Chester Crandell	Barbara McGuire	Bob Worsley
Andrea Dalessandro	Al Melvin	Steve Yarbrough
Adam Driggs	Robert Meza	Kimberly Yee
Steve Farley	Rick Murphy	

AYES: 29 | NAYS: 1 | NOT VOTING: 0



* Eddie Farnsworth and Warren Petersen voted no – they did not want to change the statute.

HB 2477

Homeowners' Associations; Transfer Fees; Exemption

Exempts owners and associations from providing the resale disclosure information required by statute if the transfer is a conveyance by recorded deed; if the deed bears an exception which covers transfers for only nominal actual consideration between family members or for no consideration or nominal consideration between companies or entities with common ties.

SIGNED BY THE GOVERNOR.

What does this Victory Mean for You...

Saves you and your clients time and money by prohibiting additional transfer fees when transferring a deed between family members.



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Members Who Supported AAR by Voting for HB 2477

HOUSE OF REPRESENTATIVES

John Allen
Lela Alston
Brenda Barton
Sonny Borrelli
Kate Brophy McGee
Chad Campbell
Mark A. Cardenas
Heather Carter
Demion Clinco
Doug Coleman
Lupe Chavira Contreras
Jeff Dial
Juan Carlos Escamilla
Karen Fann
Eddie Farnsworth
Thomas Forese
Rosanna Gabaldón
Sally Ann Gonzales
Doris Goodale

David Gowan
Rick Gray
Albert Hale
John Kavanagh
Adam Kwasman
Jonathan Larkin
Debbie Lesko
David Livingston
Phil Lovas
Stefanie Mach
Debbie McCune Davis
Juan Mendez
J.D. Mesnard
Eric Meyer
Catherine Miranda
Darin Mitchell
Steve Montenegro
Justin Olson
Ethan Orr

Lisa Otondo
Jamescita Peshlakai
Warren Petersen
Martin Quezada
Bob Robson
Macario Saldate, IV
Carl Seel
Andrew Sherwood
T.J. Shope
Steve Smith
Victoria Steele
David Stevens
Bob Thorpe
Andy Tobin
Kelly Townsend
Michelle Ugenti
Bruce Wheeler

AYES: 55 | NAYS: 0 | NOT VOTING: 5

SENATE

Nancy Barto
Andy Biggs
Carlyle Begay
David Bradley
Judy Burges
Olivia Cajero Bedford
Chester Crandell
Adam Driggs

Steve Farley
David Farnsworth
Gail Griffin
Leah Landrum Taylor
John McComish
Barbara McGuire
Al Melvin
Robert Meza

Rick Murphy
Lynne Pancrazi
Steve Pierce
Michele Reagan
Don Shooter
Kelli Ward
Steve Yarbrough
Kimberly Yee

AYES: 24 | NAYS: 6 | NOT VOTING: 0

SB 1183

Fire Access Roads; Limitation; Sprinklers

Prohibits municipalities and counties from requiring a fire apparatus access road or approved route that would result in the mandatory installation of fire sprinklers.

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What does this Victory Mean for You...

Protects a homeowners private property rights and saves them money by prohibiting the mandatory installation of fire sprinklers and apparatuses in their homes and on their property.



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Members Who Supported AAR by Voting for SB 1183

HOUSE OF REPRESENTATIVES

John Allen	David Gowan	Warren Petersen
Brenda Barton	Rick Gray	Justin Pierce
Sonny Borrelli	Lydia Hernandez	Bob Robson
Paul Boyer	John Kavanagh	Macario Saldate, IV
Kate Brophy McGee	Debbie Lesko	Carl Seel
Mark A. Cardenas	Phil Lovas	Andrew Sherwood
Heather Carter	Stefanie Mach	T.J. Shope
Demion Clinco	J.D. Mesnard	Steve Smith
Doug Coleman	Catherine Miranda	Victoria Steele
Lupe Chavira Contreras	Darin Mitchell	David Stevens
Jeff Dial	Steve Montenegro	Bob Thorpe
Karen Fann	Norma Muñoz	Andy Tobin
Eddie Farnsworth	Justin Olson	Kelly Townsend
Thomas Forese	Ethan Orr	Michelle Ugenti
Rosanna Gabaldón	Lisa Otondo	Bruce Wheeler
Doris Goodale	Jamescita Peshlakai	

AYES: 47 | NAYS: 7 | NOT VOTING: 6

SENATE

Nancy Barto	David Farnsworth	Steve Pierce
Carlyle Begay	Steve Gallardo	Michele Reagan
Andy Biggs	Gail Griffin	Don Shooter
David Bradley	Leah Landrum Taylor	Anna Tovar
Judy Burges	John McComish	Kelli Ward
Olivia Cajero Bedford	Barbara McGuire	Bob Worsley
Chester Crandell	Al Melvin	Steve Yarbrough
Andrea Dalessandro	Robert Meza	Kimberly Yee
Adam Driggs	Rick Murphy	
Steve Farley	Lynne Pancrazi	

AYES: 28 | NAYS: 2 | NOT VOTING: 0



SB 1303

Property Valuation: Class Six

Provided a dramatic tax reduction to one for-profit regionally accredited institution of higher education. The tax reduction would have decreased the institutions real and personal property tax to Class 6 (assessed at 5%) from Class 1 (assessed at 19.5%). Homeowners are in Class 3 (assessed at 10%). The result would have shifted the tax burden onto the backs of homeowners in the form of increased property taxes.

What does this Victory Mean for You...

Maintains the current property tax rate for regionally accredited for profit institutions of higher education, and protects the current rate for homeowners. Saves you and the homeowner money.

**AAR SUCCESSFULLY
FOUGHT TO DEFEAT
THIS LEGISLATION.**

**A win for homeowners
and a win for RAPAC!**

Thank You! from



Special thanks to Representative Bruce Wheeler, Representative Bob Robson, Representative Eddie Farnsworth and Representative Martin Quezada for their help in defeating the legislation in the House of Representatives.

Special thanks to Senator Anna Tovar and Senator John McComish for their help in defeating the legislation in the Senate.

SB 1482

Homeowners' Associations Amendments; Omnibus

Outlines lawful actions a property management company can take on behalf of an association (HOA) and establishes rental rights of tenants, unit/property owners in condominium and planned community HOAs.

SIGNED BY THE GOVERNOR.

What does this Victory Mean for You...

Allows a property owner, through a written designation, to authorize a third party (REALTOR®/property manager) to act as their agent with respect to all HOA matters regarding the rental property.



Members Who Supported AAR by Voting for SB 1482

HOUSE OF REPRESENTATIVES

John Allen	Doris Goodale	Justin Pierce
Lela Alston	David Gowan	Martin Quezada
Brenda Barton	Rick Gray	Bob Robson
Sonny Borrelli	John Kavanagh	Macario Saldate, IV
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Karen Fann	Ethan Orr	Michelle Ugenti
Eddie Farnsworth	Lisa Otondo	Bruce Wheeler
Thomas Forese	Jamescita Peshlakai	
Rosanna Gabaldón	Warren Petersen	

AYES: 49 | NAYS: 6 | NOT VOTING: 5

SENATE

Ed Ableser	Steve Farley	Rick Murphy
Nancy Barto	David Farnsworth	Lynne Pancrazi
Carlyle Begay	Steve Gallardo	Steve Pierce
Andy Biggs	Gail Griffin	Michele Reagan
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Olivia Cajero Bedford	John McComish	Kelli Ward
Chester Crandell	Barbara McGuire	Bob Worsley
Andrea Dalessandro	Al Melvin	Steve Yarbrough
Adam Driggs	Robert Meza	Kimberly Yee

AYES: 30 | NAYS: 0 | NOT VOTING: 0