

Planned Communities; Condominiums; Document Fees

SB

1149

Limits to an aggregate of \$400 the fee that a planned community or condominium association can charge a property owner or unit owner for the preparation of documents required for the resale of a unit.

SIGNED BY THE GOVERNOR

What This Victory Means for You...

Establishes HOA Transfer fee confines to which a planned community, condominium association and HOA manager must adhere. Eases the burden on seller, buyer and REALTOR® in the resale of a property.

Members who Supported AAR by Voting for HB 1149

House of Representatives

Kirk Adams
Ed Ableser
Lela Alston
Ben Arredondo
Cecil Ash
Brenda Barton
Judy Burges
Chad Campbell
Heather Carter
Tom Chabin
Steve Court
Chester Crandell
Jeff Dial
Karen Fann
Steve Farley
Eddie Farnsworth
John Fillmore
Tom Forese
Ruben Gallego
Doris Goodale

David Gowan
Rick Gray
Albert Hale
Jack Harper
Matt Heinz
Katie Hobbs
Russ Jones
Peggy Judd
Debbie Lesko
John Kavanagh
Nancy McLain
Javan "J.D." Mesnard
Eric Meyer
Catherin Miranda
Steve Montenegro
Justin Olson
Lynne Pancrazi
Daniel Patterson
Frank Pratt
Terri Proud
Amanda Reeve
Bob Robson
Macario Saldate IV
Carl Seel

David Burnell Smith
David Stevens
Andy Tobin
Anna Tovar
Michelle Ugenti
Steve Urie
Ted Vogt
Jim Weiers
Jerry Weiers
Bruce Wheeler
Vic Williams
Kimberly Yee

Senate

Paula Aboud
Sylvia Allen
Frank Antenori
Nancy Barto
Olivia Cajero Bedford
Andy Biggs
Scott Bundgaard
Rich Crandall

Adam Driggs
Steve Gallardo
Ron Gould
Linda Gray
Gail Griffin
Jack Jackson
Linda Lopez
Lori Klein
John McComish
Al Melvin
Robert Meza
Rick Murphy
John Nelson
Russell Pearce
Steve Pierce
Michele Reagan
David Schapira
Don Shooter
Kyrsten Sinema
Steve Smith
Leah Landrum Taylor
Steve Yarbrough

SB

1292

Real Estate; Education; Broker Requirements

Raises the continuing education standards by requiring courses to be relevant to current real estate industry issues and requires real estate educators to take 3 hours of professional workshop. The bill also extends the broker review period from 5 days to 10 business days.

SIGNED BY THE GOVERNOR

What This Victory Means for You...

Elevates standards for instructor presentation skills and delivery of instruction to REALTORS®. Helps brokers manage risk by providing a realistic approach to broker review.

Members who Supported AAR by Voting for HB 1292

House of Representatives

Kirk Adams
Lela Alston
Ben Arredondo
Cecil Ash
Brenda Barton
Judy Burges
Chad Campbell
Heather Carter
Tom Chabin
Chester Crandell
Steve Court
Debbie McCune Davis
Jeff Dial
Karen Fann
Steve Farley
Eddie Farnsworth
John Fillmore
Tom Forese
Ruben Gallego

Sally Ann Gonzales
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David Gowan
Rick Gray
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Matt Heinz
Russ Jones
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John Kavanagh
Debbie Lesko
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Eric Meyer
Catherin Miranda
Richard Miranda
Steve Montenegro
Justin Olson
Lynne Pancrazi
Frank Pratt
Terri Proud
Amanda Reeve
Bob Robson
Macario Saldate IV

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David Burnell Smith
David Stevens
Andy Tobin
Anna Tovar
Michelle Ugenti
Steve Urie
Ted Vogt
Jim Weiers
Jerry Weiers
Vic Williams
Kimberly Yee

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Olivia Cajero Bedford
Andy Biggs
Scott Bundgaard

Adam Driggs
Steve Gallardo
Ron Gould
Linda Gray
Gail Griffin
Jack Jackson
Lori Klein
Linda Lopez
John McComish
Al Melvin
Robert Meza
Rick Murphy
John Nelson
Russell Pearce
Steve Pierce
Michele Reagan
David Schapira
Don Shooter
Kyrsten Sinema
Steve Smith
Leah Landrum Taylor
Steve Yarbrough



HB

Municipal Water Charges; Responsibility

2193

Prohibits a municipality from refusing service or requiring payment for unpaid water and wastewater service from anyone other than the person who resides or resided at the property and received the service.

SIGNED BY THE GOVERNOR

What This Victory Means for You...

No more paying other people's municipal water bills or being forced to contract for services another individual receives. Saves consumers and REALTORS® hundreds of dollars and protects credit scores.

Members who Supported AAR by Voting for HB 2193

House of Representatives

Kirk Adams
Cecil Ash
Brenda Barton
Judy Burges
Heather Carter
Steve Court
Chester Crandell
Jeff Dial
Karen Fann
Eddie Farnsworth
John Fillmore
Tom Forese
Ruben Gallego
Doris Goodale
David Gowan

Rick Gray
Jack Harper
Matt Heinz
Russ Jones
Peggy Judd
John Kavanagh
Debbie Lesko
Kate Brophy McGee
Nancy McLain
Javan "J.D." Mesnard
Eric Meyer
Catherin Miranda
Steve Montenegro
Justin Olson
Frank Pratt
Terri Proud
Amanda Reeve
Bob Robson
Carl Seel

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David Stevens
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Steve Urie
Ted Vogt
Jerry Weiers
Jim Weiers
Vic Williams
Kimberly Yee

Rich Crandall
Adam Driggs
Ron Gould
Linda Gray
Gail Griffin
Lori Klein
Linda Lopez
John McComish
Al Melvin
Robert Meza
Rick Murphy
Russell Pearce
Steve Pierce
Michele Reagan
Steve Smith
Don Shooter
Steve Yarbrough

Senate

Sylvia Allen
Nancy Barto
Andy Biggs
Scott Bundgaard



HB

2717

Homeowners' Associations; Signs; Liens

Prohibits an HOA from charging a fee for the use or placement of a for sale or lease sign and establishes that any HOA or managing agent that violates statutes governing the use of for sale or lease signs forfeits and extinguishes the lien rights against that unit or property for six consecutive months from the date of the violation.

SIGNED BY THE GOVERNOR

What This Victory Means for You...
Saves REALTORS® money every time they list in an HOA community.

Members who Supported AAR by Voting for HB 2717

House of Representatives

Kirk Adams
Lela Alston
Ben Arrendondo
Brenda Barton
Judy Burges
Chad Campbell
Heather Carter
Tom Chabin
Steve Court
Chester Crandell
Jeff Dial
Karen Fann
Steve Farley
Eddie Farnsworth
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Javan "J.D." Mesnard
Eric Meyer
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Steve Montenegro
Justin Olson
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David Stevens
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Michelle Ugenti
Steve Urie
Ted Vogt
Jerry Weiers
Bruce Wheeler
Vic Williams
Kimberly Yee

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Nancy Barto
Olivia Cajero Bedford
Andy Biggs
Scott Bundgaard
Rich Crandall
Adam Driggs

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Gail Griffin
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Jack Jackson
Lori Klein
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Linda Lopez
John McComish
Al Melvin
Rick Murphy
Robert Meza
John Nelson
Russell Pearce
Steve Pierce
Michele Reagan
David Schapira
Don Shooter
Steve Smith
Kyrsten Sinema
Steve Yarbrough



ARIZONA
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SB

1281

Public Roads; County Maintenance

Allows the Board of Supervisors to spend public monies for maintenance of public roads and streets that were laid out, constructed and opened before June 13, 1993.

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What This Victory Means for You...

Extends the time period in which the Board of Supervisors may spend money on the maintenance of public roads and streets.
Saves homeowners money by allowing the Board of Supervisors to take in public roads and streets for maintenance.

Members Who Supported AAR by Voting for SB 1281

House of Representatives

Cecil Ash
Brenda Barton
Kate Brophy McGee
Heather Carter
Tom Chabin
Chester Crandell
Jeff Dial
Karen Fann
Eddie Farnsworth
Tom Forese

Doris Goodale
David Gowan
Rick Gray
Albert Hale
Jack Harper
Peggy Judd
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David Stevens
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Leah Landrum Taylor
Jerry Lewis

Linda Lopez
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Rick Murphy
John Nelson
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Don Shooter
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Steve Yarbrough



HB

2471

Homeowners' Associations; Conflicting Enactments

Made clarifying and conforming changes to the condominium and planned community statutes regarding for rent signs, for lease signs and political signs. Eliminated potential for “creative interpretation” by unscrupulous HOAs.

SIGNED BY THE GOVERNOR

What This Victory Means for You...

Saves REALTORS® money every time they list in an HOA community.

Members Who Supported AAR by Voting for HB 2471

House of Representatives

Lela Alston
Cecil Ash
Brenda Barton
Kate Brophy McGee
Chad Campbell
Heather Carter
Steve Court
Chester Crandell
Jeff Dial
Karen Fann
Steve Farley

Eddie Farnsworth
Tom Forese
Doris Goodale
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Jack Harper
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Russ Jones
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David Stevens

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Jerry Weiers
Bruce Wheeler
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Kimberly Yee

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Judy Burges
Olivia Cajero Bedford

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Ron Gould
Linda Gray
Gail Griffin
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Jerry Lewis
David Lujan
Al Melvin
Robert Meza

Rick Murphy
Steve Pierce
Michele Reagan
David Schapira
Steve Smith
Steve Yarbrough

HB

2486

Homeowners' Rebate Affidavit

Eliminated the Homeowners' Rebate Affidavit requirements and established that the county assessors mail a notice every four years beginning in 2013 to each Class 3 property owner if they meet statutorily prescribed requirements.

SIGNED BY THE GOVERNOR

What This Victory Means for You...

Removed the burdensome affidavit requirements and automatic reclassification of an individual's property tax. Saves the homeowner from a tax increase of up to \$600.

Members Who Supported AAR by Voting for HB 2486

House of Representatives

Ed Ableser
Lela Alston
Ben Arredondo
Cecil Ash
Brenda Barton
Kate Brophy McGee
Chad Campbell
Steve Court
Chester Crandell
Jeff Dial
Karen Fann
Steve Farley
Eddie Farnsworth

John Fillmore
Tom Forese
Ruben Gallego
Sally Ann Gonzales
Doris Goodale
David Gowan
Rick Gray
Albert Hale
Jack Harper
Matt Heinz
Katie Hobbs
Russ Jones
Peggy Judd

John Kavanagh
Debbie Lesko
Debbie McCune Davis
Nancy McLain
J.D. Mesnard
Catherine Miranda
Steve Montenegro
Justin Olson
Lynne Pancrazi
Frank Pratt
Terri Proud
Amanda Reeve
Bob Robson

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David Burnell Smith
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Jerry Weiers
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Jack Jackson, Jr.
Lori Klein
Leah Landrum Taylor
Jerry Lewis

Linda Lopez
David Lujan
John McComish
Al Melvin
Robert Meza
Rick Murphy
John Nelson
Steve Pierce

Michele Reagan
David Schapira
Don Shooter
Steve Smith
Steve Yarbrough

HB

2513

Condominiums; Planned Communities; Rental Properties

Would have established protections for homeowners and tenants against continued abuses by HOAs to over-regulate, interfere in contractual relationships, require sensitive personal information be provided to the HOA, and unjustly assess costly fees on the property owner.

VETOED BY THE GOVERNOR

Members Who Supported AAR by Voting for HB 2513

House of Representatives

Ed Ableser
Lela Alston
Ben Arredondo
Cecil Ash
Brenda Barton
Kate Brophy McGee
Chad Campbell
Heather Carter
Tom Chabin
Steve Court
Chester Crandell
Jeff Dial
Steve Farley

John Fillmore
Tom Forese
Doris Goodale
David Gowan
Albert Hale
Jack Harper
Matt Heinz
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Peggy Judd
John Kavanagh
Debbie McCune Davis
Nancy McLain
J.D. Mesnard

Catherine Miranda
Steve Montenegro
Justin Olson
Lynne Pancrazi
Daniel Patterson
Justin Pierce
Frank Pratt
Terri Proud
Martin Quezada
Amanda Reeve
Bob Robson
Macario Saldate
Carl Seel

David Burnell Smith
David Stevens
Andy Tobin
Anna Tovar
Michelle Ugenti
Steve Urie
Ted Vogt
Jim Weiers
Jerry Weiers
Bruce Wheeler
Kimberly Yee

Senate

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Sylvia Allen
Nancy Barto
Judy Burges
Olivia Cajero Bedford
Adam Driggs
Steve Gallardo

Ron Gould
Linda Gray
Gail Griffin
Jack Jackson, Jr.
Lori Klein
Leah Landrum Taylor
Jerry Lewis

Linda Lopez
David Lujan
John McComish
Al Melvin
Robert Meza
Rick Murphy
John Nelson

Michele Reagan
David Schapira
Don Shooter
Steve Smith
Steve Yarbrough



2344

Property Tax Penalty Waiver

The Property Tax Penalty Waiver house bill allows a county treasurer, in consultation with the board of supervisors, to waive a penalty imposed on a property owner who fails to respond to a request for information regarding the property's classification for tax purposes.

SIGNED BY THE GOVERNOR.



What This Victory Means for You...

REALTORS® and their clients save money if there has been a failure to respond to the county treasurer's request for information regarding the properties' residential use.

MEMBERS WHO SUPPORTED AAR BY VOTING FOR HB 2344

House of Representatives

- | | | | |
|------------------------|--------------------|---------------------|-------------------|
| John Allen | Eddie Farnsworth | Stefanie Mach | Martin J. Quezada |
| Lela Alston | Tom Forese | Debbie McCune Davis | Bob Robson |
| Brenda Barton | Rosanna Gabaldon | Juan Mendez | Macario Saldate |
| Sonny Borrelli | Ruben Gallego | J.D. Mesnard | Carl Seel |
| Paul Boyer | Sally Ann Gonzales | Eric Meyer | Andrew Sherwood |
| Kate Brophy McGee | Doris Goodale | Catherine Miranda | T.J. Shope |
| Chad Campbell | David Gowan | Darin Mitchell | Steve Smith |
| Mark A. Cardenas | Rick Gray | Steven Montenegro | Victoria Steele |
| Heather Carter | Lydia Hernandez | Justin Olson | David Stevens |
| Doug Coleman | John Kavanagh | Ethan Orr | Bob Thorpe |
| Lupe Chavira Contreras | Adam Kwasman | Lisa Otondo | Andy Tobin |
| Andrea Dalessandro | Jonathan Larkin | Jamescita Peshlakai | Kelly Townsend |
| Jeff Dial | Debbie Lesko | Warren Petersen | Michelle Ugenti |
| Juan Carlos Escamilla | David Livingston | Justin Pierce | Bruce Wheeler |
| Karen Fann | Phil Lovas | Frank Pratt | |

AYES: 59 NAYS: 0 NOT VOTING: 1

Senate

- | | | | |
|-----------------------|---------------------|-----------------|-----------------|
| Ed Ableser | Adam Driggs | Linda Lopez | Steve Pierce |
| Nancy Barto | Steve Farley | John McComish | Don Shooter |
| Andy Biggs | Steve Gallardo | Barbara McGuire | Anna Tovar |
| David Bradley | Gail Griffin | Al Melvin | Kelli Ward |
| Judy Burges | Katie Hobbs | Robert Meza | Bob Worsley |
| Olivia Cajero Bedford | Jack Jackson Jr. | Rick Murphy | Steve Yarbrough |
| Chester Crandell | Leah Landrum Taylor | Lynne Pancrazi | Kimberly Yee |

AYES: 28 NAYS: 0 NOT VOTING: 2



HB

2371

Homeowners' Associations; Omnibus

The Homeowners' Associations; Omnibus house bill outlined lawful actions a property management company could take on behalf of a homeowners' association (HOA). Established rental rights of tenants and unit/property owners in condominium and planned community HOAs.

PROGRESSED THROUGH THE HOUSE OF REPRESENTATIVES AND SENATE GOVERNMENT AND ENVIRONMENT COMMITTEE. DID NOT PROGRESS TO THE SENATE FLOOR.

MEMBERS WHO SUPPORTED AAR BY VOTING FOR HB 2371

House of Representatives

John Allen	Juan Carlos Escamilla	Eric Meyer	Macario Saldate
Brenda Barton	Karen Fann	Darin Mitchell	Carl Seel
Sonny Borrelli	Eddie Farnsworth	Steven Montenegro	T.J. Shope
Paul Boyer	Tom Forese	Justin Olson	Steve Smith
Kate Brophy McGee	Rosanna Gabaldon	Ethan Orr	Victoria Steele
Chad Campbell	Doris Goodale	Lisa Otondo	David Stevens
Mark A. Cardenas	Lydia Hernandez	Jamescita Peshlakai	Bob Thorpe
Heather Carter	John Kavanagh	Warren Petersen	Andy Tobin
Doug Coleman	Adam Kwasman	Justin Pierce	Kelly Townsend
Lupe Chavira Contreras	David Livingston	Frank Pratt	Michelle Ugenti
Andrea Dalessandro	Stefanie Mach	Martin J. Quezada	Bruce Wheeler
Jeff Dial	J.D. Mesnard	Bob Robson	

AYES: 47 NAYS: 12 NOT VOTING: 1

Senate Government & Environment Committee

Chester Crandell	Katie Hobbs	Kelli Ward
Steve Farley	Jack Jackson Jr.	Gail Griffin

*Senator Judy Burges was the only no vote in committee

AYES: 6 NAYS: 1 NOT VOTING: 0



HB

2518

Cities and Towns; Approval Voting

The Cities and Towns; Approval Voting house bill outlined lawful actions a property management company could take on behalf of a homeowners' association (HOA) and established rental rights of tenants, unit/property owners in condominium and planned community HOAs.

**AMENDED AND VOTED ON BY THE SENATE,
DID NOT RECEIVE A VOTE IN THE HOUSE.**

MEMBERS WHO SUPPORTED AAR BY VOTING FOR HB 2518

Senate

Ed Ableser
Nancy Barto
Andy Biggs
David Bradley
Judy Burges
Olivia Cajero Bedford

Rich Crandall
Chester Crandell
Adam Driggs
Steve Gallardo
Gail Griffin
Katie Hobbs

Linda Lopez
John McComish
Barbara McGuire
Al Melvin
Lynne Pancrazi
Michele Reagan

Don Shooter
Kelli Ward
Bob Worsley
Steve Yarbrough
Kimberly Yee

AYES: 23 NAYS: 0 NOT VOTING: 7



2525

Real Estate Licenses; Cancellation

The Real Estate Licenses; Cancellation house bill permits the Arizona Department of Real Estate to cancel a person's license, at the individual's request; regardless of whether the license status is active or not.

SIGNED BY THE GOVERNOR.



What This Victory Means for You...

Prior to this legislation, the Arizona Department of Real Estate did not have the ability to cancel an inactive real estate license and the individual would have to jump through the hoops of re-activating in order to have their license cancelled.

MEMBERS WHO SUPPORTED AAR BY VOTING FOR HB 2525

House of Representatives

John Allen	Karen Fann	Phil Lovas	Frank Pratt
Brenda Barton	Eddie Farnsworth	Stefanie Mach	Martin J. Quezada
Sonny Borrelli	Tom Forese	J.D. Mesnard	Bob Robson
Paul Boyer	Rosanna Gabaldon	Eric Meyer	Macario Saldate
Kate Brophy McGee	Ruben Gallego	Catherine Miranda	Carl Seel
Chad Campbell	Doris Goodale	Darin Mitchell	T.J. Shope
Mark A. Cardenas	David Gowan	Steve Montenegro	Steve Smith
Heather Carter	Rick Gray	Justin Olson	David Stevens
Doug Coleman	Albert Hale	Ethan Orr	Bob Thorpe
Lupe Chavira Contreras	John Kavanagh	Lisa Otondo	Andy Tobin
Andrea Dalessandro	Adam Kwasman	Jamescita Peshlakai	Kelly Townsend
Jeff Dial	Debbie Lesko	Warren Petersen	Michelle Ugenti
Juan Carlos Escamilla	David Livingston	Justin Pierce	Bruce Wheeler

AYES: 52 NAYS: 8 NOT VOTING: 0

Senate

Ed Ableser	Chester Crandell	Leah Landrum Taylor	Steve Pierce
Nancy Barto	Adam Driggs	Linda Lopez	Michele Reagan
Andy Biggs	Steve Farley	John McComish	Don Shooter
David Bradley	Steve Gallardo	Barbara McGuire	Kelli Ward
Olivia Cajero Bedford	Gail Griffin	Al Melvin	Bob Worsley
Judy Burges	Katie Hobbs	Robert Meza	Steve Yarbrough
Rich Crandall	Jack Jackson Jr.	Lynne Pancrazi	Kimberly Yee

AYES: 28 NAYS: 0 NOT VOTING: 2



SB

1454

Campaign Finance; In-kind Contributions; Disclosures (Condominiums; Planned Communities; Rental Properties)

The Campaign Finance; In-kind Contributions; Disclosures (Condominiums; Planned Communities; Rental Properties) senate bill establishes protections for homeowners and tenants against continued abuses by homeowners' associations (HOAs) to over-regulate, interfere in contractual relationships, require sensitive personal information be provided to the HOA, and unjustly assess costly fees on the property owner.

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■ **LAWSUIT FILED TO VOID HOA LANGUAGE**
(July 17, 2013)

■ **CONSENT AGREEMENT REMOVED HOA LANGUAGE**
(September 6, 2013)

What This Victory Would Have Meant 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 1454

House of Representatives

John Allen	Contreras	Albert Hale	Catherine Miranda	Carl Seel
Lela Alston	Jeff Dial	Lydia Hernandez	Darin Mitchell	Andrew Sherwood
Brenda Barton	Juan Carlos Escamilla	John Kavanagh	Justin Olson	T.J. Shope
Sonny Borrelli	Karen Fann	Adam Kwasman	Ethan Orr	Victoria Steele
Paul Boyer	Eddie Farnsworth	Jonathan Larkin	Lisa Otondo	David Stevens
Kate Brophy McGee	Tom Forese	Debbie Lesko	Jamescita Peshlakai	Bob Thorpe
Chad Campbell	Rosanna Gabaldon	David Livingston	Warren Petersen	Andy Tobin
Mark A. Cardenas	Ruben Gallego	Phil Lovas	Justin Pierce	Kelly Townsend
Heather Carter	Doris Goodale	Stefanie Mach	Frank Pratt	Michelle Ugenti
Doug Coleman	David Gowan	J.D. Mesnard	Bob Robson	Bruce Wheeler
Lupe Chavira	Rick Gray	Eric Meyer	Macario Saldate	

AYES: 53 NAYS: 5 NOT VOTING: 2

Senate

Ed Ableser	Chester Crandell	Jack Jackson Jr.	Robert Meza	Kelli Ward
Nancy Barto	Adam Driggs	Leah Landrum Taylor	Lynne Pancrazi	Bob Worsley
Andy Biggs	Steve Farley	Linda Lopez	Steve Pierce	Steve Yarbrough
David Bradley	Steve Gallardo	John McComish	Michele Reagan	Kimberly Yee
Olivia Cajero Bedford	Gail Griffin	Barbara McGuire	Don Shooter	
Rich Crandall	Katie Hobbs	Al Melvin	Anna Tovar	

AYES: 28 NAYS: 1 NOT VOTING: 1