

Contact ADRE before you market or sell your property if you are a subdivider.

Who is a Subdivider?

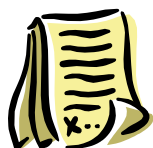
“Subdivider” - Any person who offers for sale or lease six or more lots in a subdivision or who causes land to be divided into a subdivision. See **A.R.S. 32-2101(54)**.

What must I do to file for a Subdivision Public Report?

Download the Subdivision Public Report Application from our website at www.azre.gov

Follow instructions on the application. Any questions?

**Contact Cindy Ferrin
cferrin@azre.gov**



When do I need a Public Report to sell lots in a subdivision that has existed for many years?

By law, **A.R.S. 32-2101(54)**, you are a subdivider if you own or have owned 6 or more lots in a single platted subdivision and offer any number of them for sale. All subdividers are required to obtain a Public Report (s) prior to offering lots for sale in accordance with **A.R.S 32-2181 et seq.** and **Commissioner's Rule R4-28-B1207.**

It is the act of selling that requires a Public Report, not ownership. There is no time limit connected with this. It makes no difference when you acquired or sold a lot. Upon acquiring fee title or an equitable interest in the 6th lot within a single platted subdivision, a Public Report is required prior to its sale.

You could purchase and sell 2 lots every five years and as soon as you acquire an interest in the 6th lot and offer the lot/lots for sale, you would be in violation if you did not obtain a Public Report.

If you purchased 2 lots every five years and did not sell or offer for sale any of the lots you would not need a Public Report unless or until you offered any or all of them for sale.

If you hold fee title or an equitable interest in 6 or more lots at one time, a Public Report is required prior to offering any of the lots for sale.

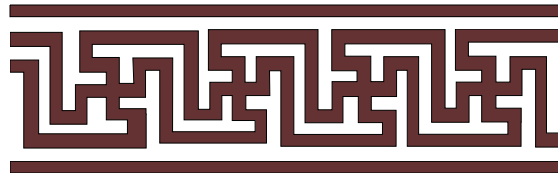
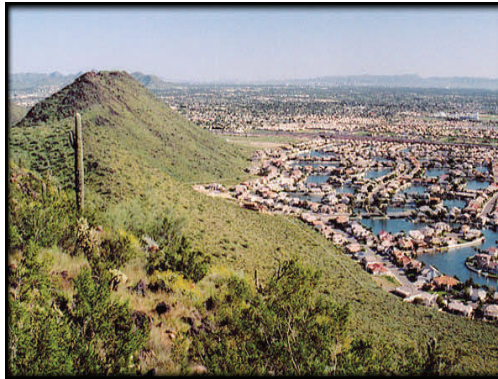
Sales violations are classified as class 5 felonies.



A Subdivider shall obtain a Public Report or exemption before selling lots in a subdivision.

Penalties for sales violations may include:

- Buyer rescission
- \$1,000.00 civil penalty for each infraction.
- Revocation or suspension of real estate licenses.



Arizona Department of Real Estate
Development Services Division

2910 N. 44th Street, Suite 130
Phoenix, Arizona 85018
(602) 771-7750

400 W. Congress, Suite 523
Tucson, Arizona 85701
(520) 628-6940



JANICE K. BREWER
GOVERNOR

**Acquired Six or
More Lots?**

**You've participated in a tax
sale.**

**Are you now considered a
Subdivider?**

**Do you need to file with the
Arizona Department of Real Estate?**