

ADRE 2020 Legislative Summary





ADRE Legislative Overview | 2020

The Arizona State Legislature adjourned *sine die* on May 26, 2020 at 11:21 AM. The following bills were passed and signed into law by Governor Douglas A. Ducey. If you have questions relating to the bills below, please contact the Department through the Message Center by [clicking here](#). The general effective date for legislation is August 25, 2020 unless otherwise stated.

Please be advised that this list and summary is not comprehensive and therefore may not include all bills or details that directly or indirectly affect ADRE licensees. The information provided is not legal advice or guidance. Please visit the state legislature's website at www.azleg.gov for more information.

[HB 2686](#)

(Chapter 3) Building Permits; Utilities; Restrictions; Prohibitions (Rep. Bowers)

A county or municipality requiring the issuance of a building permit is prohibited from denying a permit application based on the utility provider proposed to provide utility service to the project. A county or municipality issuing a building permit is required to ensure that all applicable permits and fees contain requirements and amounts that do not exceed the requirements and amounts for use of other utility providers and do not have the effect of restricting a permit applicant's ability to use the services of a utility provider that is capable and authorized to provide utility service.

HB 2686 was signed by the Governor on February 21, 2020. A.R.S. Titles Affected: [9](#), [11](#)

[SB 1096](#)

(Chapter 69) Property Management Records; Residential Records (Sen. Pace)

This legislation requires property management firms to keep residential rental agreements and related documents for one year from the expiration of the rental agreement or until the rental agreement and related documents are given to the owner at the termination of any property management agreement. "Related documents" are defined to include rental applications with tenant identifying information, move-in forms and default notices. It directs required records be kept in the broker's main office or branch office, electronically or at an off-site storage location in Arizona.

SB 1096 was signed by the Governor on June 5, 2020. A.R.S. Titles Affected: [32](#)

[SB 1303](#)

(Chapter 77) Annexation of Territory; Requirements (Sen. Pratt)

This legislation prohibits a municipality from annexing territory, if as a result, the annexation would result in an unincorporated territory that is completely surrounded by a combination of the annexing municipality and other municipalities.

SB 1303 was signed by the Governor on June 5, 2020. A.R.S. Titles Affected: [9](#)