AN ACT

AMENDING TITLE 33, CHAPTER 9, ARTICLE 3, ARIZONA REVISED STATUTES, BY ADDING SECTION 33-1262; AMENDING TITLE 33, CHAPTER 16, ARTICLE 1, ARIZONA REVISED STATUTES, BY ADDING SECTION 33-1818; RELATING TO CONDOMINIUMS AND PLANNED COMMUNITIES.

(TEXT OF BILL BEGINS ON NEXT PAGE)
Be it enacted by the Legislature of the State of Arizona:

Section 1. Title 33, chapter 9, article 3, Arizona Revised Statutes, is amended by adding section 33-1262, to read:

33-1262. Maintenance of foreclosed properties; liability; lien

FOR ANY PROPERTY THAT IS OWNED BY A PERSON WHO WAS THE FORECLOSING BENEFICIARY OF A DEED OF TRUST ON THE PROPERTY AND WHO ACQUIRED THE PROPERTY AT A TRUSTEE'S SALE, THE FOLLOWING APPLY:

1. THE ASSOCIATION MAY INSPECT THE EXTERIOR OF THE PROPERTY AND, AFTER NOTICE TO THE OWNER, MAY REMOVE RUBBISH, TRASH, WEEDS OR OTHER ACCUMULATION OF FILTH AND DEBRIS AND MAY REPAIR DILAPIDATED STRUCTURES THAT CONSTITUTE A HAZARD TO PUBLIC HEALTH AND SAFETY.

2. THE OWNER IS LIABLE TO THE ASSOCIATION FOR THE REASONABLE COSTS OF THE REMOVAL OR REPAIR, AND THE ASSOCIATION MAY PLACE A LIEN ON THE PROPERTY FOR THE COSTS REASONABLY INCURRED IN THE REMOVAL OR REPAIR AS OTHERWISE PROVIDED BY LAW.

Sec. 2. Title 33, chapter 16, article 1, Arizona Revised Statutes, is amended by adding section 33-1818, to read:

33-1818. Maintenance of foreclosed properties; liability; lien

FOR ANY PROPERTY THAT IS OWNED BY A PERSON WHO WAS THE FORECLOSING BENEFICIARY OF A DEED OF TRUST ON THE PROPERTY AND WHO ACQUIRED THE PROPERTY AT A TRUSTEE'S SALE, THE FOLLOWING APPLY:

1. THE ASSOCIATION MAY INSPECT THE EXTERIOR OF THE PROPERTY AND, AFTER NOTICE TO THE OWNER, MAY REMOVE RUBBISH, TRASH, WEEDS OR OTHER ACCUMULATION OF FILTH AND DEBRIS AND MAY REPAIR DILAPIDATED STRUCTURES THAT CONSTITUTE A HAZARD TO PUBLIC HEALTH AND SAFETY.

2. THE OWNER IS LIABLE TO THE ASSOCIATION FOR THE REASONABLE COSTS OF THE REMOVAL OR REPAIR, AND THE ASSOCIATION MAY PLACE A LIEN ON THE PROPERTY FOR THE COSTS REASONABLY INCURRED IN THE REMOVAL OR REPAIR AS OTHERWISE PROVIDED BY LAW.