

State of Arizona
Senate
Fifty-fourth Legislature
Second Regular Session
2020

CHAPTER 11
SENATE BILL 1113

AN ACT

AMENDING SECTION 42-18054, ARIZONA REVISED STATUTES; RELATING TO PROPERTY TAX.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Section 42-18054, Arizona Revised Statutes, is amended
3 to read:

4 42-18054. Tax statements for mortgaged property; liability

5 A. If property that is subject to taxation by the county assessor
6 is mortgaged and the mortgagee, or a person acting for the mortgagee, by
7 the terms of the mortgage agreement pays the tax on behalf of the
8 mortgagor:

9 1. The county treasurer shall mail a statement of taxes due on the
10 property to the mortgagor at the mortgagor's last known address. The tax
11 statement sent to the mortgagor shall be MAILED BEFORE NOVEMBER 1 AND BE a
12 written document ~~and may be in any form established by the county~~
13 ~~treasurer~~. THE TAX STATEMENT SHALL SEPARATELY LIST THE FOLLOWING FOR THE
14 CURRENT AND PREVIOUS TAX YEARS FOR THE PROPERTY:

15 (a) THE AMOUNT OF PRIMARY TAXES AND SECONDARY TAXES APPLICABLE TO
16 THE PROPERTY THAT IS DUE TO EACH TAXING JURISDICTION.

17 (b) IF APPLICABLE, THE AMOUNT OF ADDITIONAL STATE AID TO SCHOOL
18 DISTRICTS PROVIDED TO PROPERTY CLASSIFIED AS CLASS THREE PURSUANT TO
19 SECTION 42-12003.

20 2. The county treasurer, on request, shall send a statement of
21 taxes due on the property to the mortgagee. The tax statement sent to the
22 mortgagee may be in any form established by the county treasurer.

23 ~~2.~~ 3. The liability for the tax, and any subsequent interest, fees
24 and penalties, does not depend on either the mortgagor or the mortgagee
25 receiving the tax statement.

26 B. When a mortgagee either continues to receive or possesses an
27 unsatisfied tax statement from the county treasurer after the mortgage is
28 satisfied, the mortgagee shall either:

29 1. Return the tax statement to the county treasurer within thirty
30 working days, together with the last known address of the mortgagor as
31 shown on the records of the mortgagee.

32 2. Forward the tax statement or current taxes due information to
33 the mortgagor and notify the county treasurer of this action.

34 C. If a mortgagee fails to comply with subsection B of this section
35 and, as a result of the mortgagee's failure to comply, the tax on the
36 mortgagor's property becomes delinquent, the mortgagee is liable to the
37 mortgagor for all interest and penalties imposed by law for the delinquent
38 tax.

APPROVED BY THE GOVERNOR MARCH 20, 2020.

FILED IN THE OFFICE OF THE SECRETARY OF STATE MARCH 20, 2020.