



ARIZONA HOUSE OF REPRESENTATIVES

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House: COM DPA 9-1-0-0 | 3rd Read 50-8-2-0
Senate: APPROP DP 9-1-0-0 | 3rd Read 25-4-1-0

HB 2485: eviction dismissal; sealed records

Sponsor: Representative Wilmeth, LD 15

Transmitted to the Governor

Overview

Provides circumstances for which a tenant's eviction case must be sealed.

History

If a tenant is in material noncompliance with their rental agreement, a landlord may deliver a written notice to the tenant stating the actions that constituted a breach of the contract and the contract will terminate in ten days if the breach is not remedied. In the case of a removal due to health and safety, the contract terminates five days after notice if not remedied ([A.R.S. § 33-1368](#)).

Provisions

1. Requires the court to order eviction case records be sealed in cases where the action for eviction is dismissed or the case is ruled in favor of the tenant. (Sec. 1)
2. Directs the court to seal an eviction case on the filing of the tenant's and landlord's written stipulation to set aside the eviction order. (Sec. 1)
3. Outlines persons to whom the tenant's sealed case records must be available. (Sec. 1)
4. Specifies the sealed records requirements apply to all records maintained by the court relating to:
 - a) An action for summary eviction;
 - b) A forcible entry and detainer action; or
 - c) A special detainer action. (Sec. 1)
5. Applies the sealed records requirements to a tenant whose case is dismissed or ruled in the tenant's favor from the effective date of this act. (Sec. 2)

<input type="checkbox"/> Prop 105 (45 votes)	<input type="checkbox"/> Prop 108 (40 votes)	<input type="checkbox"/> Emergency (40 votes)	<input type="checkbox"/> Fiscal Note
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