

House Engrossed Senate Bill
designated countries; land ownership; prohibition

State of Arizona
Senate
Fifty-seventh Legislature
First Regular Session
2025

SENATE BILL 1109

AN ACT

AMENDING TITLE 33, CHAPTER 4, ARTICLE 3, ARIZONA REVISED STATUTES, BY
ADDING SECTION 33-443; RELATING TO PROPERTY CONVEYANCES AND DEEDS.

(TEXT OF BILL BEGINS ON NEXT PAGE)

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

2 Section 1. Title 33, chapter 4, article 3, Arizona Revised
3 Statutes, is amended by adding section 33-443, to read:

4 33-443. Prohibition against land ownership; People's Republic
5 of China; enforcement; exceptions; definitions

6 A. NOTWITHSTANDING ANY OTHER LAW AND EXCEPT AS PROVIDED IN
7 SUBSECTION F OF THIS SECTION, THE PEOPLE'S REPUBLIC OF CHINA MAY NOT
8 PURCHASE, OWN, ACQUIRE BY GRANT OR DEVISE OR HAVE A SUBSTANTIAL INTEREST
9 IN REAL PROPERTY IN THIS STATE.

10 B. THE ATTORNEY GENERAL SHALL ENFORCE THIS SECTION. IF THE
11 ATTORNEY GENERAL REASONABLY SUSPECTS A VIOLATION OF THIS SECTION OCCURRED,
12 THE ATTORNEY GENERAL SHALL COMMENCE AN ACTION IN SUPERIOR COURT IN THE
13 COUNTY IN WHICH THE REAL PROPERTY IS LOCATED.

14 C. IF THE SUPERIOR COURT FINDS THAT TITLE OR A SUBSTANTIAL INTEREST
15 IN REAL PROPERTY WAS OBTAINED IN VIOLATION OF SUBSECTION A OF THIS
16 SECTION, THE COURT SHALL ENTER AN ORDER:

17 1. STATING THE COURT'S FINDINGS.

18 2. DIVESTING THE PERSON'S INTEREST.

19 3. DIRECTING THE BOARD OF SUPERVISORS TO SELL THE REAL PROPERTY IN
20 A MANNER THAT IS CONSISTENT WITH TITLE 42, CHAPTER 18, ARTICLE 7, EXCEPT
21 THAT THE BOARD OF SUPERVISORS SHALL DISTRIBUTE THE REMAINING PROCEEDS
22 AFTER PAYING TAXES, INTERESTS, PENALTIES, FEES AND COSTS IN THE FOLLOWING
23 ORDER OF PRIORITY:

24 (a) TO ANY VALID LIENHOLDER FOR THE VALUE OF THE LIENHOLDER'S
25 OUTSTANDING LIEN THAT IS ATTACHED TO THE REAL PROPERTY.

26 (b) TO THE APPROPRIATE COUNTY TREASURER AND THE ATTORNEY GENERAL TO
27 REIMBURSE THE ATTORNEY GENERAL AND THE APPROPRIATE BOARD OF SUPERVISORS
28 FOR EXPENSES INCURRED IN THE PROSECUTION OF A VIOLATION OF THIS SECTION.

29 (c) TO THE PROPERTY OWNER IN AN AMOUNT EQUAL TO THE REMAINING
30 PROCEEDS OF THE SALE, IF ANY.

31 D. A TITLE INSURER, TITLE AGENT, ESCROW AGENT OR REAL ESTATE
32 LICENSEE MAY NOT BE HELD LIABLE FOR ANY VIOLATION OF THIS SECTION.

33 E. A VIOLATION OF THIS SECTION MAY NOT BE THE BASIS FOR A TITLE
34 INSURANCE CLAIM FOR ANY TITLE INSURANCE POLICY ISSUED FOR PROPERTY IN THIS
35 STATE.

36 F. THE PEOPLE'S REPUBLIC OF CHINA MAY ACQUIRE REAL PROPERTY OR ANY
37 INTEREST IN REAL PROPERTY IN THIS STATE BY DEVISE OR DESCENT, THE
38 ENFORCEMENT OF SECURITY INTERESTS OR THE COLLECTION OF DEBT, IF THE
39 PEOPLE'S REPUBLIC OF CHINA SELLS, TRANSFERS OR OTHERWISE DIVESTS FROM THE
40 REAL PROPERTY WITHIN THREE YEARS AFTER ACQUIRING THE REAL PROPERTY.

41 G. FOR THE PURPOSES OF THIS SECTION:

42 1. "PEOPLE'S REPUBLIC OF CHINA" MEANS EITHER OF THE FOLLOWING:

43 (a) A WHOLLY STATE-OWNED ENTERPRISE OF THE PEOPLE'S REPUBLIC OF
44 CHINA.

45 (b) THE GOVERNMENT OF THE PEOPLE'S REPUBLIC OF CHINA OR ANY
46 ADMINISTRATIVE SUBDIVISION OF THE PEOPLE'S REPUBLIC OF CHINA.

1 2. "SUBSTANTIAL INTEREST" MEANS AN OWNERSHIP INTEREST OF THIRTY
2 PERCENT OR MORE.

3 Sec. 2. Legislative findings

4 The legislature finds:

5 1. This act is necessary to protect this state from global security
6 threats and halt or reverse the influence operation of the Chinese
7 Communist Party that poses a risk to the national security of the United
8 States.

9 2. This act is necessary to protect the critical infrastructure of
10 this state.

11 3. This act's protection of this state's military, commercial and
12 agricultural assets from foreign espionage and sabotage will place this
13 state in a significantly stronger position to withstand national security
14 threats.

15 4. This act is necessary to protect this state's F-35 equipment and
16 technology and the F-35's squadron's critical mission to protect our
17 national security.