

REFERENCE TITLE: landlord tenant; applications; fees; disclosures

State of Arizona  
House of Representatives  
Fifty-seventh Legislature  
First Regular Session  
2025

## HB 2837

Introduced by  
Representatives Villegas: Abeytia, Aguilar, Austin, Cavero, Connolly,  
Crews, De Los Santos, Gutierrez, Liguori, Luna-Nájera, Márquez, Mathis,  
Peshlakai, Sandoval, Simacek, Stahl Hamilton; Senator Miranda

AN ACT

AMENDING TITLE 33, CHAPTER 10, ARTICLE 1, ARIZONA REVISED STATUTES, BY  
ADDING SECTION 33-1314.02; AMENDING SECTION 33-1322, ARIZONA REVISED  
STATUTES; RELATING TO THE ARIZONA RESIDENTIAL LANDLORD AND TENANT ACT.

(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 10, article 1, Arizona Revised  
3 Statutes, is amended by adding section 33-1314.02, to read:

4 33-1314.02. Rental application fees; additional fees

5 NOTWITHSTANDING ANY OTHER LAW, A LANDLORD MAY NOT CHARGE A  
6 PROSPECTIVE TENANT:

7 1. FOR THE COST OF A BACKGROUND CHECK OR CREDIT REPORT IF THE  
8 PROSPECTIVE TENANT PROVIDES THE TENANT'S CURRENT CREDIT REPORT TO THE  
9 LANDLORD.

10 2. MORE THAN THE ACTUAL COST OF ANY BACKGROUND CHECK, CREDIT REPORT  
11 OR OTHER SCREENING PROCESS USED BY THE LANDLORD AS A CONDITION OF  
12 RECEIVING, REVIEWING AND CONSIDERING THE POTENTIAL TENANCY OF THE  
13 PROSPECTIVE TENANT. A LANDLORD MAY NOT CHARGE AN APPLICATION FEE OR OTHER  
14 SEPARATE FEE TO A PROSPECTIVE TENANT IF THE LANDLORD IS CHARGING THE  
15 PROSPECTIVE TENANT FOR A BACKGROUND CHECK, CREDIT REPORT OR OTHER  
16 SCREENING PROCESS.

17 3. FOR MORE THAN ONE RENTAL APPLICATION IN ANY TWELVE-MONTH PERIOD.

18 4. AN ADDITIONAL FEE FOR THE USE OF ANY SERVICE, ONLINE PORTAL,  
19 AUTOMATIC WITHDRAWAL OR OTHER SIMILAR PROCESS FOR MAKING PAYMENTS TO THE  
20 LANDLORD.

21 Sec. 2. Section 33-1322, Arizona Revised Statutes, is amended to  
22 read:

23 33-1322. Disclosure and tender of written rental agreement

24 A. The landlord or any person authorized to enter into a rental  
25 agreement on ~~his~~ THE LANDLORD'S behalf shall disclose to the tenant in  
26 writing at or before the commencement of the tenancy the name and address  
27 of each of the following:

28 1. The person authorized to manage the premises.

29 2. An owner of the premises or a person authorized to act for and  
30 on behalf of the owner for the purpose of service of process and for the  
31 purpose of receiving and receipting for notices and demands.

32 B. At or before the commencement of the tenancy, the landlord shall  
33 inform the tenant in writing that the Arizona residential landlord and  
34 tenant act is available on the Arizona department of housing's website.

35 C. The information required to be furnished by this section shall  
36 be kept current and refurnished to a tenant ~~upon~~ ON the tenant's request.  
37 This section extends to and is enforceable against any successor landlord,  
38 owner or manager.

39 D. A person who fails to comply with subsections A, B and C OF THIS  
40 SECTION becomes an agent of each person who is a landlord for the  
41 following purposes:

42 1. Service of process and receiving and receipting for notices and  
43 demands.

1           2. Performing the obligations of the landlord under this chapter  
2 and under the rental agreement and expending or making available for the  
3 purpose all rent collected from the premises.

4           E. AT OR BEFORE THE COMMENCEMENT OF THE TENANCY, THE LANDLORD SHALL  
5 DISCLOSE TO THE TENANT:

6           1. ON THE FIRST PAGE OF THE RENTAL AGREEMENT THE EXACT AMOUNT OF  
7 THE PERIODIC RENT AND THE EXACT AMOUNT OF ANY MANDATORY FEES OR EXPENSES,  
8 WITHOUT REGARD TO HOW THOSE FEES OR EXPENSES ARE DESIGNATED, AND THE DUE  
9 DATE FOR THOSE PAYMENTS. THE LANDLORD SHALL INCLUDE THE SAME DISCLOSURES  
10 IN ANY ADVERTISEMENT OR OTHER PROMOTIONAL MATERIAL THAT STATES THE  
11 PERIODIC RENTAL RATE AND SHALL INCLUDE THOSE DISCLOSURES IN ANY WEB-BASED  
12 PROMOTIONAL MATERIALS, INCLUDING THE WEBSITE FOR THE RENTAL PREMISES.

13           2. ANY ADDITIONAL FEES OR COSTS THAT MAY BE CHARGEABLE TO THE  
14 TENANT AND THAT ARE NOT INCLUDED IN THE PERIODIC RENTAL RATE, INCLUDING  
15 CHARGES FOR TRASH VALET OR FOR UPGRADES TO THE RENTAL PREMISES NECESSARY  
16 TO USE SMART DEVICES, AND ANY OTHER ADDITIONAL FEES OR COSTS, INCLUDING  
17 TAXES. THE LANDLORD SHALL INCLUDE THE SAME DISCLOSURES IN ANY  
18 ADVERTISEMENT OR OTHER PROMOTIONAL MATERIAL THAT STATES THE PERIODIC  
19 RENTAL RATE AND SHALL INCLUDE THOSE DISCLOSURES IN ANY WEB-BASED  
20 PROMOTIONAL MATERIALS, INCLUDING THE WEBSITE FOR THE RENTAL PREMISES.

21           ~~E.~~ F. If there is a written rental agreement, the landlord must  
22 tender and deliver a signed copy of the rental agreement to the tenant and  
23 the tenant must sign and deliver to the landlord one fully executed copy  
24 of such rental agreement within a reasonable time after the agreement is  
25 executed. A written rental agreement shall have all blank spaces  
26 completed. Noncompliance with this subsection shall be deemed a material  
27 noncompliance by the landlord or the tenant, as the case may be, of the  
28 rental agreement.