

REFERENCE TITLE: rental payments; credit reporting.

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

SB 1170

Introduced by
Senators Ortiz: Alston, Kuby; Representative Sandoval

AN ACT

AMENDING TITLE 33, CHAPTER 10, ARTICLE 1, ARIZONA REVISED STATUTES, BY
ADDING SECTION 33-1314.02; 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. Reporting rental payments to credit reporting
5 agency; option

6 A. A LANDLORD SHALL OFFER TO A TENANT THE OPTION OF HAVING THE
7 LANDLORD REPORT THE TENANT'S RENTAL PAYMENTS TO A CONSUMER CREDIT
8 REPORTING AGENCY. THE LANDLORD SHALL MAKE THE OFFER TO THE TENANT AT THE
9 BEGINNING OF THE TENANCY AND ONCE EACH YEAR THEREAFTER. THE LANDLORD'S
10 OFFER SHALL BE IN WRITING AND SHALL INCLUDE ALL OF THE FOLLOWING:

11 1. A STATEMENT THAT REPORTING THE TENANT'S RENTAL PAYMENTS IS
12 OPTIONAL.

13 2. THE NAME OF THE CREDIT REPORTING AGENCY TO WHICH THE LANDLORD
14 WILL REPORT.

15 3. A STATEMENT THAT IF THE TENANT CHOOSES TO HAVE THE TENANT'S
16 RENTAL PAYMENTS REPORTED, ALL OF THE TENANT'S PAYMENTS WILL BE REPORTED
17 WITHOUT REGARD TO WHETHER THE PAYMENTS ARE TIMELY, LATE OR MISSED.

18 4. THE AMOUNT OF ANY FEE CHARGED BY THE LANDLORD PURSUANT TO
19 SUBSECTION C OF THIS SECTION.

20 5. A STATEMENT THAT THE TENANT MAY OPT INTO RENTAL PAYMENT
21 REPORTING AT ANY TIME FOLLOWING THE INITIAL OFFER BY THE LANDLORD.

22 6. A STATEMENT THAT THE TENANT MAY ELECT TO STOP RENTAL PAYMENT
23 REPORTING AT ANY TIME, BUT THAT THE TENANT WILL NOT BE ABLE TO RESUME
24 RENTAL PAYMENT REPORTING FOR AT LEAST SIX MONTHS AFTER THE TENANT'S
25 ELECTION TO OPT OUT.

26 7. INSTRUCTIONS ON HOW TO OPT OUT OF REPORTING RENTAL PAYMENT
27 INFORMATION.

28 8. A PLACE FOR THE TENANT TO SIGN AND DATE IN ORDER TO ACCEPT THE
29 OFFER OF RENTAL PAYMENT REPORTING.

30 B. THE WRITTEN ELECTION TO BEGIN RENTAL PAYMENT REPORTING MAY NOT
31 BE ACCEPTED FROM THE TENANT AT THE TIME OF THE OFFER BUT A TENANT MAY
32 SUBMIT THE TENANT'S COMPLETED WRITTEN ELECTION OF RENTAL PAYMENT REPORTING
33 AT ANY TIME AFTER RECEIVING THE OFFER OF RENTAL PAYMENT REPORTING FROM THE
34 LANDLORD. A TENANT MAY REQUEST AND SHALL OBTAIN ADDITIONAL COPIES OF THE
35 WRITTEN ELECTION OF THE RENTAL PAYMENT REPORTING FORM FROM THE LANDLORD AT
36 ANY TIME.

37 C. THE LANDLORD MAY REQUIRE THE TENANT TO PAY A FEE OF NOT MORE
38 THAN THE LESSER OF THE ACTUAL COST TO THE LANDLORD FOR THE LANDLORD TO
39 PROVIDE THE RENTAL PAYMENT REPORTING OR \$10 PER MONTH. THE PAYMENT OR
40 NONPAYMENT OF THIS FEE MAY NOT BE REPORTED TO THE CREDIT REPORTING AGENCY
41 AND ANY NONPAYMENT:

42 1. IS NOT A NONPAYMENT OF RENT AND IS NOT CAUSE FOR TERMINATING THE
43 RENTAL AGREEMENT.

44 2. MAY NOT BE DEDUCTED FROM THE TENANT'S SECURITY DEPOSIT.

1 3. ALLOWS THE LANDLORD TO STOP REPORTING THE RENTAL PAYMENTS TO THE
2 CREDIT REPORTING AGENCY, IF THE NONPAYMENT CONTINUES FOR MORE THAN THIRTY
3 DAYS.

4 D. A TENANT WHO ELECTS TO STOP THE RENTAL PAYMENT REPORTING SHALL
5 NOTIFY THE LANDLORD IN WRITING AND MAY NOT ELECT RENTAL PAYMENT REPORTING
6 AGAIN FOR AT LEAST SIX MONTHS AFTER THE DATE OF THE TENANT'S WRITTEN
7 REQUEST TO STOP RENTAL PAYMENT REPORTING.