

House Engrossed

land ownership; hostile entities; prohibition

State of Arizona
House of Representatives
Fifty-seventh Legislature
Second Regular Session
2026

HOUSE BILL 2171

AN ACT

AMENDING TITLE 33, CHAPTER 4, ARTICLE 4, ARIZONA REVISED STATUTES, BY
ADDING SECTION 33-459; RELATING TO REAL PROPERTY.

(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 4, Arizona Revised
3 Statutes, is amended by adding section 33-459, to read:

4 33-459. Prohibited real property owners and lessees; hostile
5 entities; disposal of property; county recorder;
6 department of public safety; violation;
7 classification

8 A. A PERSON MAY NOT SELL, LEASE OR OTHERWISE CONVEY AN INTEREST IN
9 REAL PROPERTY IN THIS STATE TO A PERSON FROM OR ON BEHALF OF ANY OF THE
10 FOLLOWING HOSTILE ENTITIES:

11 1. AN ENTITY THAT IS OWNED OR DIRECTLY CONTROLLED BY THE GOVERNMENT
12 OF CHINA, IRAN, NORTH KOREA OR RUSSIA.

13 2. AN AFFILIATE, SUBSIDIARY OR HOLDING COMPANY OF AN ENTITY
14 DESCRIBED IN PARAGRAPH 1 OF THIS SUBSECTION.

15 3. A COUNTRY WITH A COMMERCIAL OR DEFENSE INDUSTRIAL BASE OF WHICH
16 AN ENTITY DESCRIBED IN PARAGRAPH 1 OR 2 IS A PART.

17 4. A STATE, PROVINCE, REGION, PREFECTURE, SUBDIVISION OR
18 MUNICIPALITY OF A COUNTRY DESCRIBED IN PARAGRAPH 1, 2 OR 3 OF THIS
19 SUBSECTION.

20 5. AN AGENCY, BUREAU, COMMITTEE OR DEPARTMENT OF A COUNTRY
21 DESCRIBED IN PARAGRAPH 1.

22 6. AN ENTITY IN WHICH ANY ENTITY DESCRIBED IN PARAGRAPH 1, 2, 3, 4
23 OR 5 OWNS A MAJORITY INTEREST.

24 7. AN INDIVIDUAL THAT SERVED IN THE MILITARY OF CHINA, IRAN, NORTH
25 KOREA OR RUSSIA.

26 B. A PROHIBITED OWNER OR LESSEE PRESCRIBED BY SUBSECTION A OF THIS
27 SECTION THAT OWNS OR LEASES REAL PROPERTY IN THIS STATE AND THAT:

28 1. ACQUIRED THE INTEREST IN THE PROPERTY BEFORE THE EFFECTIVE DATE
29 OF THIS SECTION SHALL SELL, DONATE OR OTHERWISE DISPOSE OF THE INTEREST IN
30 THE PROPERTY NOT LATER THAN ONE YEAR AFTER THE EFFECTIVE DATE OF THIS
31 SECTION.

32 2. ACQUIRED THE INTEREST IN THE PROPERTY ON OR AFTER THE EFFECTIVE
33 DATE OF THIS SECTION SHALL SELL, DONATE, CANCEL OR OTHERWISE DISPOSE OF
34 THE INTEREST IN THE PROPERTY NOT LATER THAN ONE YEAR AFTER THE DATE THE
35 OWNER OR LESSEE ACQUIRED THE INTEREST IN THE PROPERTY.

36 C. FOR ANY PROHIBITED OWNER OR LESSEE PRESCRIBED BY SUBSECTION A OF
37 THIS SECTION THAT DOES NOT DISPOSE OF ITS INTEREST IN THE REAL PROPERTY
38 PURSUANT TO SUBSECTION B OF THIS SECTION IN A TIMELY MANNER, THE
39 DEPARTMENT OF ADMINISTRATION IS DEEMED THE LAWFUL OWNER OF THE INTEREST IN
40 THE REAL PROPERTY AND SHALL SELL OR OTHERWISE CONVEY THE INTEREST IN THE
41 REAL PROPERTY AT A PUBLIC AUCTION AND DEPOSIT THE PROCEEDS IN THE STATE
42 GENERAL FUND.

43 D. IF A COUNTY RECORDER HAS REASON TO BELIEVE THAT A PERSON
44 VIOLATES THIS SECTION, THE COUNTY RECORDER SHALL NOTIFY THE DEPARTMENT OF
45 PUBLIC SAFETY. THE DEPARTMENT OF PUBLIC SAFETY SHALL MAINTAIN A LIST OF

1 PROHIBITED OWNERS AND LESSEES THAT IDENTIFIES THE REAL PROPERTY THAT IS
2 OWNED OR LEASED IN VIOLATION OF THIS SECTION AND SHALL MAKE THAT LIST
3 PUBLICLY AVAILABLE.

4 E. THE DEPARTMENT OF PUBLIC SAFETY MAY INVESTIGATE THE PERSON THAT
5 IS IDENTIFIED AS A PROHIBITED OWNER OR LESSEE OF REAL PROPERTY IN THIS
6 STATE AND IF THE DEPARTMENT OF PUBLIC SAFETY DETERMINES THAT THE OWNER OR
7 LESSEE HAS VIOLATED THIS SECTION, THE DEPARTMENT OF PUBLIC SAFETY SHALL
8 NOTIFY THE DEPARTMENT OF ADMINISTRATION AND REFER THE MATTER TO THE
9 APPROPRIATE PROSECUTING AGENCY. THE DEPARTMENT OF PUBLIC SAFETY SHALL
10 PROVIDE THE COUNTY RECORDER AND THE COUNTY ASSESSOR IN EACH COUNTY IN THIS
11 STATE ANNUAL NOTICE OF PROHIBITED OWNERS AND LESSEES OF REAL PROPERTY IN
12 THIS STATE.

13 F. A PERSON THAT VIOLATES THIS SECTION BY KNOWINGLY ACQUIRING AN
14 INTEREST IN REAL PROPERTY IN THIS STATE IS GUILTY OF A CLASS 4 FELONY.