

House Engrossed

evictions; satisfaction of judgments

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

# HOUSE BILL 2244

AN ACT

AMENDING SECTIONS 12-1567 AND 22-247, ARIZONA REVISED STATUTES; RELATING  
TO EXECUTION OF JUDGMENTS.

(TEXT OF BILL BEGINS ON NEXT PAGE)

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

2 Section 1. Section 12-1567, Arizona Revised Statutes, is amended to  
3 read:

4 12-1567. Satisfaction of judgment; superior court; filing  
5 procedures; hearing; bond

6 A. The prevailing party shall file a satisfaction of judgment in  
7 the superior court within forty days after a judgment has been paid in  
8 full.

9 B. If the prevailing party fails to file a satisfaction of judgment  
10 or cannot be located after the opposing party has exercised due diligence  
11 in attempting to locate the prevailing party, the opposing party may file  
12 a motion to compel satisfaction of the judgment. The opposing party shall  
13 include with the motion to compel satisfaction of the judgment an  
14 affidavit that evidences proof of payment and, if necessary, the due  
15 diligence that was performed in attempting to locate the prevailing  
16 party. If the motion is granted, the judgment is deemed satisfied.

17 C. A judge may hold a hearing on the motion to compel satisfaction  
18 of the judgment.

19 D. A judge may compel the moving party to post a bond with the  
20 court in the amount of the judgment.

21 E. NOTWITHSTANDING SUBSECTIONS B AND C OF THIS SECTION, IF A TENANT  
22 FILES A MOTION TO COMPEL SATISFACTION OF THE JUDGMENT AGAINST A LANDLORD  
23 FOLLOWING AN EVICTION ACTION AND THE LANDLORD FAILS TO RESPOND TO THE  
24 MOTION TO COMPEL SATISFACTION OF THE JUDGMENT WITHIN FIFTEEN DAYS AFTER  
25 THE MOTION IS FILED, ALL OF THE FOLLOWING APPLY:

26 1. THE FEE FOR FILING A MOTION TO COMPEL SATISFACTION OF THE  
27 JUDGMENT IS WAIVED.

28 2. THE JUDGE MAY NOT HOLD A HEARING ON THE MOTION TO COMPEL  
29 SATISFACTION OF THE JUDGMENT.

30 3. THE JUDGMENT IS DEEMED SATISFIED IF THE TENANT SUBMITS PROOF OF  
31 PAYMENT.

32 4. THE JUDGE SHALL ISSUE AN ORDER SEALING ALL RECORDS RELATED TO  
33 THE EVICTION ACTION PURSUANT TO SECTION 33-1379.

34 Sec. 2. Section 22-247, Arizona Revised Statutes, is amended to  
35 read:

36 22-247. Satisfaction of judgment; filing procedures; hearing;  
37 bond

38 A. The prevailing party shall file a satisfaction of judgment in  
39 the justice court within forty days after a judgment has been paid in  
40 full.

41 B. If the prevailing party fails to file a satisfaction of judgment  
42 or cannot be located after the opposing party has exercised due diligence  
43 in attempting to locate the prevailing party, the opposing party may file  
44 a motion to compel satisfaction of the judgment. The opposing party shall  
45 include with the motion to compel satisfaction of the judgment an

1 affidavit that evidences proof of payment and, if necessary, the due  
2 diligence that was performed in attempting to locate the prevailing  
3 party. If the motion is granted, the judgment is deemed satisfied.

4 C. A justice of the peace may hold a hearing on the motion to  
5 compel satisfaction of the judgment.

6 D. A justice of the peace may compel the moving party to post a  
7 bond with the justice court in the amount of the judgment.

8 E. NOTWITHSTANDING SUBSECTIONS B AND C OF THIS SECTION, IF A TENANT  
9 FILES A MOTION TO COMPEL SATISFACTION OF THE JUDGMENT AGAINST A LANDLORD  
10 FOLLOWING AN EVICTION ACTION AND THE LANDLORD FAILS TO RESPOND TO THE  
11 MOTION TO COMPEL SATISFACTION OF THE JUDGMENT WITHIN FIFTEEN DAYS AFTER  
12 THE MOTION IS FILED AND SERVED AS REQUIRED BY THE RULES OF PROCEDURE FOR  
13 EVICTION ACTIONS, ALL OF THE FOLLOWING APPLY:

14 1. THE FEE FOR FILING A MOTION TO COMPEL SATISFACTION OF THE  
15 JUDGMENT IS WAIVED.

16 2. THE JUSTICE OF THE PEACE MAY NOT HOLD A HEARING ON THE MOTION TO  
17 COMPEL SATISFACTION OF THE JUDGMENT.

18 3. THE JUDGMENT IS DEEMED SATISFIED IF THE TENANT SUBMITS AN  
19 AFFIDAVIT THAT EVIDENCES PROOF OF PAYMENT.

20 4. THE JUSTICE OF THE PEACE, AT THE JUSTICE OF THE PEACE'S  
21 DISCRETION, MAY SEAL THE EVICTION PURSUANT TO SECTION 33-1379 IF THE  
22 JUSTICE OF THE PEACE BELIEVES THAT SEALING THE RECORD IS AN APPROPRIATE  
23 REMEDY GIVEN THE LANDLORD'S FAILURE TO COMPLY WITH SUBSECTION A OF THIS  
24 SECTION.