

REFERENCE TITLE: residential rental property; definition

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

HB 2363

Introduced by
Representatives Crews: Bliss, Contreras P, Liguori, Villegas

AN ACT

AMENDING SECTION 33-1901, ARIZONA REVISED STATUTES; RELATING TO
RESIDENTIAL RENTAL PROPERTY.

(TEXT OF BILL BEGINS ON NEXT PAGE)

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

2 Section 1. Section 33-1901, Arizona Revised Statutes, is amended to
3 read:

4 33-1901. Definitions

5 In this article, unless the context otherwise requires:

6 1. "Managing agent" means a person, corporation, partnership or
7 limited liability company that is authorized by the owner to operate and
8 manage the property.

9 2. "Residential rental property" means property that is used solely
10 as leased or rented property for residential purposes **OR THAT IS RENTED TO**
11 **LODGERS FOR PERIODS OF LESS THAN THIRTY DAYS**. If the property is a space
12 rental mobile home park, residential rental property includes the rental
13 space that is leased or rented by the owner of that rental space but does
14 not include the mobile home or recreational vehicle that serves as the
15 actual dwelling if the dwelling is owned and occupied by the tenant of the
16 rental space and not by the owner of the rental space.

17 3. "Slum property" means residential rental property that has
18 deteriorated or is in a state of disrepair and that manifests one or more
19 of the following conditions that are a danger to the health or safety of
20 the public:

21 (a) Structurally unsound exterior surfaces, roof, walls, doors,
22 floors, stairwells, porches or railings.

23 (b) Lack of potable water, adequate sanitation facilities, adequate
24 water or waste pipe connections.

25 (c) Hazardous electrical systems or gas connections.

26 (d) Lack of safe, rapid egress.

27 (e) Accumulation of human or animal waste, medical or biological
28 waste, gaseous or combustible materials, dangerous or corrosive liquids,
29 flammable or explosive materials or drug paraphernalia.