

REFERENCE TITLE: property sale; notice; escrow agents

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

## HB 2842

Introduced by  
Representatives Contreras P: Biasiucci, Bliss, Caverro, Connolly, Crews,  
Fink, Gillette, Gutierrez, Hernandez A, Hernandez C, Keshel, Liguori,  
Sandoval, Villegas; Senator Carroll

AN ACT

AMENDING TITLE 6, CHAPTER 7, ARTICLE 3, ARIZONA REVISED STATUTES, BY  
ADDING SECTION 6-841.04; AMENDING SECTION 32-2107, ARIZONA REVISED  
STATUTES; RELATING TO REAL ESTATE.

(TEXT OF BILL BEGINS ON NEXT PAGE)

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

2 Section 1. Title 6, chapter 7, article 3, Arizona Revised Statutes,  
3 is amended by adding section 6-841.04, to read:

4 6-841.04. Notice of escrow services requested; notice;  
5 methods of providing notice

6 WHEN AN ESCROW AGENT EITHER RECEIVES AN ORDER FOR ESCROW SERVICES TO  
7 TRANSFER OWNERSHIP OF REAL PROPERTY THROUGH SALE OR INHERITANCE AND  
8 CREATES A PRELIMINARY TITLE REPORT OR, FIVE DAYS BEFORE RECORDING A TITLE  
9 IF RECORDING THE TITLE IS BEING HANDLED BY THE ESCROW AGENT AS A COURTESY,  
10 TRANSFERS OWNERSHIP OR PLACES A LIEN ON THE REAL PROPERTY, THE ESCROW  
11 AGENT SHALL TRANSMIT ALL OF THE FOLLOWING TO THE DEPARTMENT ON A FORM AS  
12 PRESCRIBED BY THE DEPARTMENT:

- 13 1. THE NAMES OF ALL OWNERS.
- 14 2. THE ASSESSOR PARCEL NUMBER.
- 15 3. THE MAILING ADDRESS OF THE ACTUAL, PHYSICAL LOCATION OF THE REAL  
16 PROPERTY, IF ONE EXISTS.
- 17 4. THE NAME OF THE ESCROW COMPANY.
- 18 5. THE EMAIL ADDRESS AND PHONE NUMBER OF A CONTACT AT THE ESCROW  
19 COMPANY FOR THE PROPERTY THAT IS BEING SOLD.

20 Sec. 2. Section 32-2107, Arizona Revised Statutes, is amended to  
21 read:

22 32-2107. Powers and duties of commissioner; compensation;  
23 administration of department; seal; real estate  
24 department education; revolving fund

25 A. The commissioner shall have charge of the department with power  
26 to administer it in accordance with ~~the provisions of~~ and to carry out the  
27 purposes of this chapter. The commissioner shall adopt a seal ~~which shall~~  
28 ~~bear~~ THAT BEARS the words "real estate commissioner, state of Arizona",  
29 ~~which shall be~~ AND THAT IS used ~~for the authentication of~~ TO AUTHENTICATE  
30 proceedings of the department and the official documents thereof. The  
31 commissioner's principal office shall be at the state capitol. The  
32 commissioner may have branch offices the commissioner deems necessary in  
33 other cities.

34 B. The commissioner shall receive compensation as determined  
35 pursuant to section 38-611.

36 C. The commissioner shall prepare and cause to be produced and  
37 circulated among the licensees and the general public educational matter  
38 the commissioner deems helpful and proper ~~for the guidance and assistance~~  
39 ~~of~~ TO GUIDE AND ASSIST both licensees and the public. The commissioner  
40 may assess a fee for each of these educational products that does not  
41 exceed a level reasonably estimated to be sufficient to recover production  
42 and distribution costs.

43 D. In cooperation with industry educators, content experts and  
44 other professionals, the commissioner may develop, sponsor or hold  
45 educational seminars and workshops for the benefit of licensees.

1 E. ~~A~~ THE real estate department education revolving fund is  
2 established consisting of monies received from the sale of educational  
3 matter under subsection C of this section and grants of monies to be used  
4 in the production of educational products. Monies in the fund shall be  
5 used ~~for the printing of~~ TO PRINT a compilation of real estate laws and  
6 rules and other educational publications and for other educational efforts  
7 the commissioner deems helpful and proper ~~for the guidance and assistance~~  
8 ~~of~~ TO GUIDE AND ASSIST licensees and the public, including sponsoring and  
9 holding educational seminars or workshops for educators and other  
10 licensees. The STATE REAL ESTATE department shall establish the revolving  
11 fund as a separate account. The STATE REAL ESTATE department shall make a  
12 full accounting of its use to the department of administration annually or  
13 as required by the department of administration. Expenditures from the  
14 fund and reimbursement to the fund shall be as prescribed by rules of the  
15 department of administration. Monies received in the real estate  
16 department education revolving fund are not subject to reversion, except  
17 that all monies in the fund ~~in excess of twenty-five thousand dollars~~ THAT  
18 EXCEED \$25,000 at the end of the fiscal year revert to the state general  
19 fund.

20 F. THE COMMISSIONER SHALL CREATE AND ADMINISTER AN EARLY ALERT  
21 SYSTEM THAT NOTIFIES A PERSON OF A PENDING SALE OR TRANSFER OF OWNERSHIP  
22 OF REAL ESTATE WHEN THE EARLY ALERT SYSTEM RECEIVES NOTICE FROM AN ESCROW  
23 AGENT OR AN ESCROW COMPANY. THE EARLY ALERT SYSTEM SHALL PROVIDE PROMPT  
24 NOTICE BY EMAIL, TEXT MESSAGE OR OTHER SIMILAR MEANS OF COMMUNICATION.  
25 PARTICIPATION IN THE EARLY ALERT SYSTEM IS VOLUNTARY AND SHALL ALLOW  
26 INDIVIDUALS TO OPT IN TO THE SYSTEM. THE EARLY ALERT SYSTEM IS NOT A  
27 PUBLIC RECORD AND IS EXEMPT FROM TITLE 39, CHAPTER 1.

28 ~~F~~. G. The commissioner shall adopt rules, in accord with this  
29 chapter, as the commissioner deems necessary to carry out this chapter.

30 ~~G~~. H. The commissioner may approve standardized legal forms for  
31 use in the sale or lease of real estate ~~for the purpose of recognizing~~ TO  
32 RECOGNIZE compliance of the forms with this chapter and the rules adopted  
33 pursuant to this chapter.