

REFERENCE TITLE: mobile homes; abandonment procedures

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

# HB 2850

Introduced by  
Representative Liguori

AN ACT

AMENDING SECTIONS 33-1476.02 AND 33-1478, ARIZONA REVISED STATUTES;  
RELATING TO THE ARIZONA MOBILE HOME PARKS 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. Section 33-1476.02, Arizona Revised Statutes, is amended  
3 to read:

4 33-1476.02. Mobile home relocation fund; investment of monies

5 A. The mobile home relocation fund is established consisting of  
6 monies collected pursuant to sections 33-1476.03, 33-1478 and 33-2151 and  
7 any surcharge collected pursuant to section 33-1437. The director shall  
8 administer the fund.

9 B. Fund monies shall be used as prescribed in sections 33-1476.04  
10 and 41-4008 and to pay premiums and other costs of purchasing, from a  
11 private insurer who is licensed to transact insurance business in this  
12 state, insurance coverage for tenant relocation costs due to a change in  
13 use as prescribed in sections 33-1476.01, 33-1476.05, 33-2149 and 33-2150.  
14 Any insurance rebates shall be deposited in the fund. If such insurance  
15 is not available, or if the insurance costs exceed the amount available  
16 from the fund, the fund shall be used to make direct payments for tenant  
17 relocation costs. Monies in the fund in excess of the amount required for  
18 these purposes shall be used, as necessary, to support the Arizona  
19 department of housing's administration of the hearing function pursuant to  
20 section 41-4062 and the Arizona department of housing's administration of  
21 section 33-1437, subsection C.

22 C. On notice from the director, the state treasurer shall invest  
23 and divest monies in the fund as provided by section 35-313, and monies  
24 earned from investment shall be credited to the fund. Any unexpended and  
25 unencumbered monies remaining in the fund at the end of the fiscal year do  
26 not revert to the state general fund but remain in the fund, separately  
27 accounted for, as a contingency reserve.

28 D. The director shall adopt, amend or repeal rules pursuant to  
29 title 41, chapter 6 for the administration of the fund. Fund monies shall  
30 be paid to the Arizona department of housing to offset the costs of  
31 administering the fund, including the direct and indirect costs of  
32 processing applications for reimbursement submitted under section 41-4008  
33 and administering the direct and indirect costs of section 33-1437,  
34 subsection C. The attorney general shall review the costs charged to the  
35 fund.

36 Sec. 2. Section 33-1478, Arizona Revised Statutes, is amended to  
37 read:

38 33-1478. Remedies for abandonment; sale; notice; required  
39 registration

40 A. If the tenant abandons the mobile home unit on a mobile home  
41 space, ~~it is incumbent upon~~ the landlord ~~to~~ **SHALL** locate the legal owner  
42 or lienholder of the mobile home unit within ten days and ~~communicate to~~  
43 ~~him his~~ **NOTIFY THE OWNER OR LIENHOLDER OF THE OWNER'S OR LIENHOLDER'S**  
44 liability for any costs ~~incumbered~~ **INCURRED** for the mobile home space for  
45 ~~such~~ **THAT** mobile home unit, including rent and utilities due and owing.

1 ~~However,~~ The landlord ~~shall be~~ IS entitled to a maximum of sixty days'  
2 rent due ~~prior to~~ FOR THE PERIOD OF UNPAID RENT IMMEDIATELY PRECEDING  
3 notice to THE LEGAL OWNER OR lienholder. ~~Any and~~ All costs ~~shall~~ then  
4 become the responsibility of the legal owner or lienholder of the mobile  
5 home. The mobile home unit may not be removed from the mobile home space  
6 without a signed written agreement from the mobile home park landlord,  
7 owner or manager showing clearance for removal, showing all monies due and  
8 ~~owing~~ OWING AS paid in full, ~~or~~ SHOWING THAT an agreement WAS reached  
9 with the legal owner OR LIENHOLDER and the landlord.

10 B. FOR THE PURPOSES OF THIS SECTION, A MOBILE HOME IS ABANDONED IF  
11 EITHER OF THE FOLLOWING APPLIES:

12 1. THE TENANT IS ABSENT FROM THE MOBILE HOME WITHOUT NOTICE TO THE  
13 LANDLORD FOR AT LEAST THIRTY DAYS, RENT FOR THE MOBILE HOME SPACE IS  
14 OUTSTANDING AND UNPAID FOR AT LEAST THIRTY DAYS, THE LANDLORD HAS  
15 DELIVERED A TERMINATION NOTICE FOR UNPAID RENT TO THE MOST RECENT TENANT  
16 AND AT LEAST SEVEN DAYS HAVE ELAPSED AND THERE IS NO REASONABLE EVIDENCE  
17 THAT THE TENANT IS OCCUPYING THE MOBILE HOME.

18 2. THE MOBILE HOME REMAINS ON THE MOBILE HOME SPACE AFTER ENTRY OF  
19 A JUDGMENT OF EVICTION. IF A JUDGMENT OF EVICTION HAS NOT BEEN ENTERED, A  
20 MOBILE HOME IS NOT ABANDONED IF THE MOBILE HOME IS BEING SERVICED UNDER AN  
21 ACTIVE THIRD-PARTY UTILITY PROVIDER FOR ELECTRICITY, NATURAL GAS OR WATER.

22 C. A LANDLORD MAY NOT BEGIN LANDLORD LIEN SALE PROCEDURES ON A  
23 MOBILE HOME PURSUANT TO THIS SECTION UNLESS THE MOBILE HOME IS ABANDONED  
24 AS PRESCRIBED BY SUBSECTION B OF THIS SECTION.

25 D. NOTWITHSTANDING SECTION 33-1480 AND IF THE MOBILE HOME REMAINS  
26 ON THE MOBILE HOME SPACE, A LANDLORD HAS A LIEN ON AN ABANDONED MOBILE  
27 HOME UNTIL ALL MONIES DUE TO THE LANDLORD FOR THE RENTAL OF THE MOBILE  
28 HOME SPACE, INCLUDING UTILITIES, ARE PAID. THE LANDLORD'S LIEN IS  
29 ESTABLISHED BY OPERATION OF LAW AND IS NOT AFFECTED BY ANY TRANSFER OR  
30 ENCUMBRANCE OF THE MOBILE HOME AFTER ANY MONIES BECOME DUE TO THE  
31 LANDLORD. THE LIEN ESTABLISHED PURSUANT TO THIS SUBSECTION DOES NOT APPLY  
32 TO THE MOBILE HOME SPACE TENANT'S HOUSEHOLD GOODS.

33 E. AFTER DETERMINING THAT A MOBILE HOME HAS BEEN ABANDONED, THE  
34 LANDLORD MAY SERVE A NOTICE ON THE MOBILE HOME'S LEGAL OWNER THAT STATES  
35 THE TERMINATION OF ANY RIGHT TO KEEP THE HOME ON THE MOBILE HOME SPACE AND  
36 THAT DEMANDS PAYMENT OF ALL MONIES DUE TO THE LANDLORD FOR RENT AND  
37 UTILITIES WITHIN SEVEN DAYS AFTER RECEIPT OF THE NOTICE. THE NOTICE SHALL  
38 BE SENT BY CERTIFIED MAIL TO THE LEGAL OWNER'S ADDRESS AS SHOWN IN THE  
39 DEPARTMENT OF TRANSPORTATION'S RECORDS AND TO ANY OTHER ADDRESSES KNOWN TO  
40 THE LANDLORD. AT A MINIMUM THE NOTICE SHALL INCLUDE THE FULL AMOUNT DUE  
41 AND NECESSARY TO BE PAID IN ORDER TO TERMINATE THE LIEN SALE AND THE DATE  
42 ON WHICH THAT AMOUNT IS TO BE PAID TO THE LANDLORD. IF ALL MONIES OWED  
43 ARE NOT PAID IN FULL AND SATISFIED WITHIN SEVENTY-TWO DAYS AFTER THE  
44 NOTICE IS SENT, THE LANDLORD MAY SELL THE MOBILE HOME AS PRESCRIBED IN

1 SECTION 33-1023. AT ANY TIME BEFORE COMPLETION OF THE SALE OF THE MOBILE  
2 HOME:

3 1. IF THE ABANDONMENT IS THE RESULT OF THE ENTRY OF A JUDGMENT OF  
4 EVICTION, THE LEGAL OWNER HAS THE RIGHT TO RECOVER POSSESSION OF THE  
5 MOBILE HOME AS PROVIDED IN SECTION 33-1481, SUBSECTION B.

6 2. IF THE ABANDONMENT IS NOT THE RESULT OF THE ENTRY OF A JUDGMENT  
7 OF EVICTION FROM THE MOBILE HOME SPACE, THE TENANT HAS THE RIGHT TO  
8 REOCCUPY THE MOBILE HOME ON PAYMENT OF THE AMOUNT DUE AT ANY TIME BEFORE  
9 COMPLETION OF THE SALE. THE LANDLORD MAY NOT INTERFERE WITH THE TENANT'S  
10 RIGHT TO REOCCUPY THE MOBILE HOME AND THE MOBILE HOME MAY NOT THEREAFTER  
11 BE TREATED AS ABANDONED WHILE THE MOBILE HOME REMAINS OCCUPIED.

12 3. THE LANDLORD SHALL GIVE THE TENANT ACCESS TO THE MOBILE HOME AT  
13 REASONABLE TIMES DURING NORMAL BUSINESS HOURS TO REMOVE HOUSEHOLD GOODS  
14 AND OTHER PERSONAL POSSESSIONS, BUT THE TENANT MAY NOT REMOVE FIXTURES,  
15 BUILT-IN APPLIANCES, APPURTENANCES OR BUILDING COMPONENTS OF THE MOBILE  
16 HOME.

17 F. IF THE ABANDONED MOBILE HOME IS SUBJECT TO A LIEN OF RECORD,  
18 BOTH OF THE FOLLOWING APPLY:

19 1. AT THE TIME THE NOTICE IS SENT PURSUANT TO SUBSECTION E OF THIS  
20 SECTION, THE LANDLORD SHALL SEND A NOTICE OF ABANDONMENT PURSUANT TO  
21 SUBSECTION A OF THIS SECTION TO THE RECORD LIENHOLDER AT THE RECORD  
22 LIENHOLDER'S MOST RECENT ADDRESS AS SHOWN IN THE RECORDS OF THE DEPARTMENT  
23 OF TRANSPORTATION. THE LANDLORD SHALL INCLUDE IN THE NOTICE OF  
24 ABANDONMENT A DESCRIPTION OF THE MOBILE HOME AND ITS VEHICLE  
25 IDENTIFICATION NUMBER.

26 2. AT LEAST TEN DAYS BEFORE CONDUCTING A SALE UNDER SUBSECTION E OF  
27 THIS SECTION, THE LANDLORD SHALL SEND NOTICE TO ANY RECORD LIENHOLDER ON  
28 THE MOBILE HOME THAT THE LIENHOLDER, AT ANY TIME BEFORE THE SALE, MAY  
29 RECOVER POSSESSION OF THE MOBILE HOME. THE RECORD LIENHOLDER MAY PAY THE  
30 AMOUNT DUE TO THE LANDLORD AND, IF PAID, SHALL RECOVER POSSESSION OF THE  
31 MOBILE HOME. ON RELEASE OF THE MOBILE HOME TO A RECORD LIENHOLDER  
32 PURSUANT TO THIS PARAGRAPH, THE LANDLORD IS NOT LIABLE TO THE TENANT OR  
33 THE MOBILE HOME OWNER FOR THE RELEASE OF THE MOBILE HOME.

34 G. IF A SALE IS HELD PURSUANT TO THIS SECTION, THE LANDLORD SHALL  
35 DISTRIBUTE THE PROCEEDS OF THE SALE IN THE FOLLOWING MANNER AND IN THE  
36 FOLLOWING ORDER:

37 1. PAYMENT OF ALL REASONABLE COSTS OF SALE.  
38 2. SATISFACTION OF THE LANDLORD'S LIEN.  
39 3. SATISFACTION OF THE VALID CLAIMS OF ANY RECORD LIENHOLDER.  
40 4. ON DEMAND BY THE FORMER OWNER WITHIN NINETY DAYS AFTER THE DATE  
41 OF THE SALE, PAYMENT OF ANY REMAINING PROCEEDS TO THE FORMER OWNER OF THE  
42 MOBILE HOME.

43 5. IF THE FORMER OWNER DOES NOT CLAIM THE BALANCE WITHIN NINETY  
44 DAYS AFTER THE DATE OF THE SALE, PAYMENT OF THE BALANCE TO THE ARIZONA  
45 DEPARTMENT OF HOUSING FOR DEPOSIT IN THE MOBILE HOME RELOCATION FUND

1 ESTABLISHED BY SECTION 33-1476.02, ALONG WITH SUBMITTAL OF THE NAMES OF  
2 THE FORMER OWNER OF THE MOBILE HOME, THE LANDLORD AND THE MOBILE HOME PARK  
3 IN WHICH THE MOBILE HOME WAS LOCATED. WITHIN TWO YEARS AFTER THE DATE OF  
4 PAYMENT OF THE BALANCE TO THE ARIZONA DEPARTMENT OF HOUSING, IF THE FORMER  
5 OWNER ESTABLISHES TO THE SATISFACTION OF THE DIRECTOR THAT THE FORMER  
6 OWNER HAS THE RIGHT TO RECEIVE THE MONIES, THE DIRECTOR SHALL PAY THOSE  
7 MONIES TO THE FORMER OWNER.

8 H. IF A MOBILE HOME IS DETERMINED IN WRITING BY A FIRE DEPARTMENT  
9 OR OTHER CODE OR SAFETY ENFORCEMENT AGENCY TO BE SUBSTANTIALLY DAMAGED OR  
10 DESTROYED BY FIRE OR ANOTHER DISASTER ON THE MOBILE HOME SPACE AND UNLESS  
11 WORK IS PROMPTLY BEGUN TO RESTORE THE MOBILE HOME TO A HABITABLE  
12 CONDITION, THE LANDLORD SHALL NOTIFY THE LIENHOLDER OF RECORD AND THE  
13 LEGAL OWNER OF THE MOBILE HOME TO REMOVE THE MOBILE HOME FROM THE PARK  
14 WITHIN THIRTY DAYS AND SHALL INCLUDE WITH THE NOTICE A COPY OF THE WRITTEN  
15 DETERMINATION OF SUBSTANTIAL DAMAGE OR DESTRUCTION. IF THE MOBILE HOME IS  
16 NOT REMOVED WITHIN THIRTY DAYS, THE LANDLORD MAY REMOVE OR DEMOLISH THE  
17 MOBILE HOME AND DISPOSE OF IT IN ANY LAWFUL MANNER AND SHALL NOTIFY THE  
18 DEPARTMENT OF TRANSPORTATION OF THE DEMOLITION. A LANDLORD WHO DISPOSES  
19 OF A MOBILE HOME IN COMPLIANCE WITH THIS SUBSECTION IS NOT LIABLE TO THE  
20 OWNER OR ANY LIENHOLDER FOR THE LOSS OF THE MOBILE HOME.

21 I. IF A LANDLORD ACQUIRES TITLE TO A MOBILE HOME IN A MOBILE HOME  
22 PARK PURSUANT TO THIS SECTION OR OTHERWISE AND THEREBY OBTAINS PERSONAL  
23 PROPERTY FROM THE MOBILE HOME THAT HAS REASONABLY APPARENT VALUE, THE  
24 LANDLORD:

25 1. MAY STORE THE PERSONAL PROPERTY IN THE UNOCCUPIED MOBILE HOME  
26 THAT WAS ACQUIRED BY THE LANDLORD OR IN ANY OTHER AVAILABLE MOBILE HOME,  
27 DWELLING UNIT OR STORAGE SPACE OWNED, LEASED OR OTHERWISE CONTROLLED BY  
28 THE LANDLORD ON OR OFF THE PREMISES. THE LANDLORD SHALL NOTIFY THE TENANT  
29 OF THE LOCATION OF THE PERSONAL PROPERTY.

30 2. SHALL HOLD THE PERSONAL PROPERTY FOR A PERIOD OF AT LEAST TEN  
31 DAYS AFTER OBTAINING TITLE TO THE MOBILE HOME. THE LANDLORD SHALL USE  
32 REASONABLE CARE IN HOLDING THE PERSONAL PROPERTY. IF THE LANDLORD HOLDS  
33 THE PROPERTY FOR TEN DAYS AND THE TENANT MAKES NO REASONABLE EFFORT TO  
34 RECOVER IT, THE LANDLORD MAY SELL THE PROPERTY, RETAIN THE PROCEEDS AND  
35 APPLY THEM TOWARD THE ACTUAL AND REASONABLE COSTS OF DISPOSING OF THE  
36 PERSONAL PROPERTY. ANY EXCESS PROCEEDS SHALL BE MAILED TO THE TENANT AT  
37 THE TENANT'S LAST KNOWN ADDRESS.

38 3. IF THE TENANT CANNOT BE FOUND, SHALL PAY THE EXCESS PROCEEDS TO  
39 THE ARIZONA DEPARTMENT OF HOUSING TO BE DEPOSITED IN THE MOBILE HOME  
40 RELOCATION FUND ESTABLISHED BY SECTION 33-1476.02 AND SHALL SUBMIT THE  
41 NAMES OF THE FORMER OWNER OF THE MOBILE HOME, THE LANDLORD AND THE MOBILE  
42 HOME PARK IN WHICH THE MOBILE HOME WAS LOCATED.

43 J. A TENANT OR FORMER TENANT WHO IS THE LEGAL OWNER OF A MOBILE  
44 HOME THAT IS THE SUBJECT OF A LANDLORD LIEN SALE PROCEDURE PURSUANT TO  
45 THIS SECTION MAY PETITION THE ARIZONA DEPARTMENT OF HOUSING FOR A HEARING

1 UNDER SECTION 32-2199.01 ON THE SINGLE ISSUE OF WHETHER THE LANDLORD IS IN  
2 COMPLIANCE WITH THIS SECTION. THE DEPARTMENT SHALL IMMEDIATELY REFER THE  
3 PETITION TO THE OFFICE OF ADMINISTRATIVE HEARINGS AND ON RECEIVING NOTICE  
4 OF THIS ACTION, THE LANDLORD SHALL DEFER ANY LANDLORD LIEN SALE ON THE  
5 MOBILE HOME PENDING DETERMINATION OF THE ISSUE. THE HEARING SHALL BE  
6 SCHEDULED AT THE EARLIEST POSSIBLE TIME ON THAT SINGLE ISSUE AND THE  
7 DECISION OF THE ADMINISTRATIVE LAW JUDGE SHALL BE ISSUED AT THE CONCLUSION  
8 OF THE HEARING AND IS BINDING ON THE PARTIES. IF THE DECISION IS IN FAVOR  
9 OF THE LANDLORD, THE SALE MAY PROCEED. IF THE DECISION IS IN FAVOR OF THE  
10 TENANT, THE PENDING SALE IS CANCELED WITHOUT PREJUDICE FOR THE LANDLORD TO  
11 INITIATE A NEW LANDLORD LIEN SALE PURSUANT TO THIS SECTION. EITHER PARTY  
12 MAY APPEAL THE DECISION AS A FINAL ADMINISTRATIVE DECISION PURSUANT TO  
13 TITLE 12, CHAPTER 7, ARTICLE 6.

14 K. A LANDLORD THAT BIDS AT A SALE CONDUCTED PURSUANT TO THIS  
15 SECTION SHALL BID IN AT LEAST THE FULL AMOUNT OF THE VALUE OF THE LANDLORD  
16 LIEN AND MAY NOT BID IN LESS THAN THAT AMOUNT IN ORDER TO CREATE A  
17 DEFICIENCY BALANCE.

18 L. A LANDLORD OF A MOBILE HOME PARK THAT IS CLOSED BY ACTION OF A  
19 CODE ENFORCEMENT AGENCY DUE TO INFRACTIONS BY THE LANDLORD OF HEALTH AND  
20 SAFETY CODES HAS NO RIGHTS UNDER THIS SECTION.

21 ~~B.~~ M. A LANDLORD SHALL REQUIRE EACH MOBILE HOME SPACE RENTER TO  
22 COMPLETE a ~~required~~ standardized registration form ~~shall be filled out by~~  
23 ~~each mobile home space renter, upon~~ ON RENTING THE mobile home space  
24 ~~rental~~, showing THE mobile home make, year, serial number and license  
25 number, if any ~~be~~ LICENSE NUMBER IS legally required, and ~~also~~ showing ~~if~~  
26 WHETHER the mobile home is paid for, ~~if~~ WHETHER there is a lien on the  
27 mobile home, ~~and if so~~ THE NAME OF the lienholder, IF ANY, and ~~who is~~ THE  
28 NAME OF the legal owner of the mobile home unit. The registration cards  
29 or forms shall be kept on file with the park management as long as the  
30 mobile home is on the mobile home space within the park. THE OWNER OF THE  
31 MOBILE HOME SHALL GIVE notice ~~shall be given~~ to park management within ten  
32 days ~~of~~ AFTER any changes in a new lien, changes of existing lien or  
33 settlement of lien.