

REFERENCE TITLE: appropriation; diminished value; Phoenix; damages

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

## **HB 4096**

Introduced by  
Representative Kupper

AN ACT

APPROPRIATING MONIES TO THE STATE TREASURER.

(TEXT OF BILL BEGINS ON NEXT PAGE)

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

2 Section 1. Appropriation; state treasurer; diminution in  
3 property values; intent

4 A. The following amounts are appropriated from the state general  
5 fund in the following fiscal years to the state treasurer to hold  
6 indefinitely to distribute to eligible claimants or property owners that  
7 own property in the city of Phoenix for damages from claims filed pursuant  
8 to section 12-1134, Arizona Revised Statutes, resulting from the  
9 diminution in property values due to implementation of zoning ordinances  
10 and other actions adopted by the city of Phoenix:

- 11 1. \$333,000,000 in fiscal year 2026-2027.
- 12 2. \$333,000,000 in fiscal year 2027-2028.
- 13 3. \$333,000,000 in fiscal year 2028-2029.

14 B. A claimant or property owner is eligible to receive a  
15 distribution from the monies appropriated in subsection A of this section  
16 if the claimant or property owner presents to the state treasurer proof of  
17 a successful claim, settlement or judgment with the city of Phoenix.  
18 Distributions made pursuant to subsection A of this section shall be in  
19 lieu of payments or distributions made directly by the city of Phoenix.

20 C. The legislature intends that the state shared revenues to the  
21 city of Phoenix appropriated in the general appropriations act for each of  
22 fiscal years 2026-2027, 2027-2028 and 2028-2029 be reduced by  
23 \$333,000,000. The reduction for each fiscal year shall first be reduced  
24 from urban shared revenues and then from state transaction privilege tax  
25 revenues.