

REFERENCE TITLE: real property conveyances; formal requirements

State of Arizona
Senate
Fifty-seventh Legislature
Second Regular Session
2026

SB 1254

Introduced by
Senator Mesnard

AN ACT

AMENDING SECTION 33-401, ARIZONA REVISED STATUTES; RELATING TO CONVEYANCES
AND DEEDS.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:
2 Section 1. Section 33-401, Arizona Revised Statutes, is amended to
3 read:

4 33-401. Formal requirements of conveyance; writing;
5 subscription; delivery; acknowledgment; defects

6 A. ~~No~~ AN estate of inheritance, freehold, or for a term of more
7 than one year, in lands or tenements, shall NOT be conveyed unless the
8 conveyance is by an instrument in writing, subscribed and delivered by the
9 party disposing of the estate, or by ~~his~~ THE PARTY'S agent thereunto
10 authorized by writing.

11 B. Every deed or conveyance of real property must be signed by the
12 grantor AND THE GRANTEE OR THE GRANTEE'S AUTHORIZED AGENT and must be duly
13 acknowledged before some officer authorized to take acknowledgments as
14 prescribed in title 41, chapter 2, article 1.

15 C. In every deed or conveyance of real property in which the
16 grantee is subject to regulation pursuant to title 6, 10 or 29, or would
17 be subject to regulation pursuant to title 6, 10 or 29 if doing business
18 in this state, the grantee's name and address and the state in which the
19 grantee is incorporated, organized, licensed, chartered or registered
20 shall be set forth fully, together with the name of the country under
21 which the grantee is chartered or formed. The validity of any deed shall
22 not be affected by any failure to comply with the requirements set forth
23 in this subsection.

24 D. For the purposes of this section, a deed or conveyance that
25 contains any defect, omission or informality in the certificate of
26 acknowledgment, or for which there is any failure to perform a duty or
27 meet a requirement in the taking of the acknowledgment, and that has been
28 recorded in the office of the county recorder of the county in which the
29 property is located ~~shall be~~ IS deemed to have been duly acknowledged on
30 and after the date of its recording.

31 E. A DEED OR CONVEYANCE SHALL NOT BE ACCEPTED FOR RECORDATION
32 UNLESS THE GRANTEE'S ACCEPTANCE OF THE CONVEYANCE IS EVIDENCED BY THE
33 SIGNATURE OF THE GRANTEE OR THE GRANTEE'S AUTHORIZED AGENT, IF AUTHORIZED
34 IN WRITING, ON THE INSTRUMENT OR BY A CERTIFICATE OR RESOLUTION OF
35 ACCEPTANCE ATTACHED TO OR PRINTED ON THE DEED OR CONVEYANCE. IF A
36 CERTIFICATE OR RESOLUTION OF ACCEPTANCE IS USED, IT MAY BE IN
37 SUBSTANTIALLY THE FOLLOWING FORM:

38 THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY
39 CONVEYED BY THE DEED OR CONVEYANCE TO (NAME OF GRANTEE) IS
40 ACCEPTED AND THE GRANTEE CONSENTS TO THE RECORDING OF THE DEED
41 OR CONVEYANCE.

42 DATED: _____
43 AUTHORIZED SIGNATORY FOR GRANTEE: _____