

REFERENCE TITLE: single-family residences; corporate buyer restrictions.

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

SB 1442

Introduced by
Senators Ortiz: Alston, Bravo, Diaz, Epstein, Fernandez, Gabaldón, Kuby,
Miranda, Sears, Sundareshan

AN ACT

AMENDING TITLE 44, ARIZONA REVISED STATUTES, BY ADDING CHAPTER 14;
AMENDING TITLE 44, CHAPTER 15.1, ARTICLE 1, ARIZONA REVISED STATUTES, BY
ADDING SECTION 44-5102; 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 44, Arizona Revised Statutes, is amended by adding
3 chapter 14, to read:

4 CHAPTER 14

5 SINGLE-FAMILY RESIDENCE PURCHASES

6 ARTICLE 1. GENERAL PROVISIONS

7 44-4001. Definitions

8 IN THIS CHAPTER, UNLESS THE CONTEXT OTHERWISE REQUIRES:

9 1. "COMMISSION" MEANS THE CORPORATION COMMISSION.

10 2. "CORPORATION":

11 (a) MEANS A CORPORATION THAT IS ORGANIZED PURSUANT TO TITLE 10.

12 (b) DOES NOT INCLUDE A HOUSING AUTHORITY AS DEFINED IN SECTION
13 36-1401.

14 3. "LIMITED LIABILITY COMPANY" MEANS A LIMITED LIABILITY COMPANY
15 THAT IS ORGANIZED BY FILING ARTICLES OF ORGANIZATION WITH THE COMMISSION
16 PURSUANT TO TITLE 29.

17 4. "SINGLE-FAMILY RESIDENCE":

18 (a) MEANS A STRUCTURE THAT IS MAINTAINED AND USED AS A SINGLE
19 DETACHED DWELLING UNIT.

20 (b) DOES NOT INCLUDE A DWELLING UNIT THAT SHARES ONE OR MORE WALLS
21 WITH ANOTHER DWELLING UNIT.

22 44-4002. Corporations; limited liability companies;
23 affiliates; single-family residence purchases;
24 registration; limits; exceptions; civil penalty;
25 rules; fees; attorney general

26 A. A CORPORATION OR A LIMITED LIABILITY COMPANY OR AN AFFILIATE OF
27 A CORPORATION OR A LIMITED LIABILITY COMPANY SHALL REGISTER WITH THE
28 SECURITIES DIVISION OF THE COMMISSION BEFORE PURCHASING A SINGLE-FAMILY
29 RESIDENCE, CONDOMINIUM OR TOWNHOME LOCATED IN THIS STATE. THE
30 REGISTRATION MUST INCLUDE THE NAME UNDER WHICH THE CORPORATION OR LIMITED
31 LIABILITY COMPANY OR THE AFFILIATE OF THE CORPORATION OR LIMITED LIABILITY
32 COMPANY CONDUCTS BUSINESS.

33 B. THE COMMISSION MAY CHARGE A FEE FOR THE REGISTRATION IN AN
34 AMOUNT TO BE DETERMINED BY THE COMMISSION.

35 C. THE COMMISSION SHALL ISSUE A CERTIFICATE OF REGISTRATION TO EACH
36 CORPORATION OR EACH LIMITED LIABILITY COMPANY OR AN AFFILIATE OF A
37 CORPORATION OR A LIMITED LIABILITY COMPANY THAT REGISTERS PURSUANT TO THIS
38 SECTION.

39 D. THE REGISTRATION REQUIREMENT DOES NOT APPLY TO ANY OF THE
40 FOLLOWING:

41 1. A CORPORATION OR A LIMITED LIABILITY COMPANY OR AN AFFILIATE OF
42 A CORPORATION OR A LIMITED LIABILITY COMPANY THAT OWNS FEWER THAN TEN
43 SINGLE-FAMILY RESIDENCES, CONDOMINIUMS OR TOWNHOMES LOCATED IN THIS STATE.

1 2. A GOVERNMENTAL ENTITY. FOR THE PURPOSES OF THIS PARAGRAPH,
2 "GOVERNMENTAL ENTITY" MEANS THIS STATE OR ANY COUNTY, CITY, TOWN OR OTHER
3 POLITICAL SUBDIVISION OF THIS STATE.

4 3. ANY NONPROFIT GROUP THAT IS RECOGNIZED BY THE UNITED STATES
5 INTERNAL REVENUE SERVICE UNDER SECTION 501(c)(3) OF THE INTERNAL REVENUE
6 CODE.

7 4. A LAND TRUST.

8 5. A GROUP HOME. FOR THE PURPOSES OF THIS PARAGRAPH, "GROUP HOME"
9 MEANS A HOME THAT IS CERTIFIED PURSUANT TO TITLE 36, CHAPTER 7.1,
10 ARTICLE 4.

11 6. AN EMPLOYER THAT RENTS SINGLE-FAMILY RESIDENCES, CONDOMINIUMS OR
12 TOWNHOMES TO EMPLOYEES.

13 E. THE SECURITIES DIVISION OF THE COMMISSION SHALL ESTABLISH AND
14 MAINTAIN A REGISTRY OF CORPORATIONS AND LIMITED LIABILITY COMPANIES AND
15 AFFILIATES OF THE CORPORATIONS AND THE LIMITED LIABILITY COMPANIES THAT
16 PURCHASE OR OWN SINGLE-FAMILY RESIDENCES, CONDOMINIUMS OR TOWNHOMES
17 LOCATED IN THIS STATE. THE SECURITIES DIVISION OF THE COMMISSION SHALL
18 MAKE THE REGISTRY AVAILABLE ON THE COMMISSION'S WEBSITE.

19 F. A CORPORATION OR A LIMITED LIABILITY COMPANY OR AN AFFILIATE OF
20 A CORPORATION OR A LIMITED LIABILITY COMPANY THAT DOES NOT REGISTER WITH
21 THE SECURITIES DIVISION IN COMPLIANCE WITH THIS SECTION OR THAT
22 INTENTIONALLY PROVIDES MISLEADING INFORMATION ON THE APPLICATION IS IN
23 VIOLATION OF THIS SECTION, AND THE COMMISSION SHALL PROVIDE NOTICE AND AN
24 OPPORTUNITY FOR A FORMAL HEARING. IF A CORPORATION OR A LIMITED LIABILITY
25 COMPANY OR AN AFFILIATE OF A CORPORATION OR A LIMITED LIABILITY COMPANY IS
26 FOUND TO BE IN VIOLATION OF THIS SECTION AFTER A FORMAL HEARING, THE
27 COMMISSION SHALL IMPOSE A CIVIL PENALTY OF NOT MORE THAN \$20,000 FOR EACH
28 VIOLATION. THE COMMISSION SHALL DEPOSIT, PURSUANT TO SECTIONS 35-146 AND
29 35-147, PENALTIES COLLECTED PURSUANT TO THIS SECTION IN THE HOUSING TRUST
30 FUND ESTABLISHED BY SECTION 41-3955. A VIOLATION OF THIS SECTION DOES NOT
31 APPLY TO EXCUSABLE NEGLECT.

32 G. THE COMMISSION SHALL ADOPT RULES NECESSARY TO CARRY OUT THIS
33 SECTION. THE COMMISSION MAY ESTABLISH A FEE IN RULE.

34 H. THE ATTORNEY GENERAL MAY ENFORCE THIS SECTION PURSUANT TO TITLE
35 44, CHAPTER 10, ARTICLE 7.

36 44-4003. Annual report

37 ON OR BEFORE JANUARY 31, 2027 AND EACH YEAR THEREAFTER, THE
38 COMMISSION SHALL SUBMIT A REPORT TO THE GOVERNOR, THE PRESIDENT OF THE
39 SENATE, THE SPEAKER OF THE HOUSE OF REPRESENTATIVES, THE MINORITY LEADER
40 OF THE SENATE AND THE MINORITY LEADER OF THE HOUSE OF REPRESENTATIVES AND
41 SHALL PROVIDE A COPY TO THE SECRETARY OF STATE. THE REPORT MUST CONTAIN
42 ALL OF THE FOLLOWING:

43 1. THE IDENTIFICATION OF ANY CORPORATION OR ANY LIMITED LIABILITY
44 COMPANY OR ANY AFFILIATE OF A CORPORATION OR A LIMITED LIABILITY COMPANY
45 THAT:

1 (a) PURCHASED A SINGLE-FAMILY RESIDENCE, CONDOMINIUM OR TOWNHOME IN
2 THE PREVIOUS YEAR. THE REPORT MUST INCLUDE THE ZIP CODE OF EACH PURCHASE.

3 (b) SOLD A SINGLE-FAMILY RESIDENCE, CONDOMINIUM OR TOWNHOME IN THE
4 PREVIOUS YEAR. THE REPORT MUST INCLUDE THE ZIP CODE OF EACH SALE.

5 2. ANY OTHER INFORMATION THAT THE COMMISSION DEEMS NECESSARY.

6 Sec. 2. Title 44, chapter 15.1, article 1, Arizona Revised
7 Statutes, is amended by adding section 44-5102, to read:

8 44-5102. Corporations; single-family residence; purchase
9 restrictions

10 A CORPORATION MAY NOT PURCHASE A SINGLE-FAMILY RESIDENCE,
11 CONDOMINIUM OR TOWNHOME UNLESS THE SINGLE-FAMILY RESIDENCE, CONDOMINIUM OR
12 TOWNHOME HAS BEEN ON THE MARKET FOR MORE THAN NINETY DAYS OR THERE IS A
13 CHANGE IN THE ASKING PRICE.