

REFERENCE TITLE: **forged or fraudulent deeds; exclusion**

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

SB 1556

Introduced by
Senator Rogers

AN ACT

AMENDING SECTION 12-524, ARIZONA REVISED STATUTES; RELATING TO REAL ACTIONS.

(TEXT OF BILL BEGINS ON NEXT PAGE)

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

2 Section 1. Section 12-524, Arizona Revised Statutes, is amended to
3 read:

4 12-524. City lot claimed under recorded deed; five year
5 limitation

6 A. An action to recover a lot located in a city or town from a
7 person ~~having~~ WHO HAS a recorded deed ~~therefor~~ FOR THE LOT, who claims
8 ownership and has paid the taxes ~~thereon~~ ON THE LOT, shall be brought
9 within five years after the cause of action accrues, and not afterward,
10 provided that the person against whom the action is brought, by himself or
11 his grantors, has claimed ownership ~~thereof~~ OF THE LOT and has paid the
12 taxes ~~thereon~~ ON THE LOT for at least five consecutive years next
13 preceding the commencement of ~~such~~ THE action. EXCEPT AS PRESCRIBED IN
14 SUBSECTION B OF THIS SECTION, A PERSON WHO CLAIMS OWNERSHIP OF THE
15 PROPERTY BASED ON A RECORDED DEED AND WHO HAS PAID THE TAXES ON THAT
16 PROPERTY FOR AT LEAST FIVE YEARS IS DEEMED THE LAWFUL OWNER OF THE
17 PROPERTY.

18 B. THIS SECTION DOES NOT APPLY TO A PERSON WHO IS IN POSSESSION OF
19 LAND AND WHO IN THE ABSENCE OF THIS SECTION WOULD CLAIM TITLE THROUGH A
20 FORGED DEED, AND NO PERSON CLAIMING UNDER A FORGED DEED OR A DEED EXECUTED
21 UNDER A FORGED POWER OF ATTORNEY IS ALLOWED THE BENEFITS OF THIS SECTION.