

Senate Engrossed

quitclaim deeds; notaries; county recorder

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

SENATE BILL 1805

AN ACT

AMENDING TITLE 11, CHAPTER 3, ARTICLE 3, ARIZONA REVISED STATUTES, BY
ADDING SECTION 11-472; RELATING TO THE COUNTY RECORDER.

(TEXT OF BILL BEGINS ON NEXT PAGE)

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

2 Section 1. Title 11, chapter 3, article 3, Arizona Revised
3 Statutes, is amended by adding section 11-472, to read:

4 11-472. Quitclaim deeds; notary public review; referral

5 A. BEFORE RECORDING ANY QUITCLAIM DEED, THE COUNTY RECORDER SHALL
6 VERIFY THE STATUS OF ANY NOTARY PUBLIC WHO APPEARS TO BE COMMISSIONED BY
7 THIS STATE AND WHO NOTARIZED THE SIGNATURE OF THE GRANTOR, SELLER OR OTHER
8 PERSON WHO IS CONVEYING AN INTEREST IN REAL PROPERTY WITH THE QUITCLAIM
9 DEED. THE COUNTY RECORDER SHALL DETERMINE WHETHER THE NOTARY PUBLIC IS
10 LISTED AS ACTIVE IN THE DATABASE OF NOTARIES PUBLIC IN THIS STATE THAT IS
11 MAINTAINED BY THE SECRETARY OF STATE PURSUANT TO SECTION 41-272. IF THE
12 COUNTY RECORDER DETERMINES THAT THE NOTARY PUBLIC IS NOT LISTED AS
13 ACTIVELY COMMISSIONED, THE COUNTY RECORDER SHALL REJECT THE DOCUMENT AND
14 ADVISE THE PERSON ATTEMPTING TO RECORD THE QUITCLAIM DEED TO OBTAIN THE
15 SERVICES OF A NOTARY PUBLIC WHO IS PROPERLY COMMISSIONED BY THIS STATE.

16 B. THE COUNTY RECORDER MAY REFER FOR INVESTIGATION AND POSSIBLE
17 PROSECUTION BY THE COUNTY ATTORNEY ANY PERSON, INCLUDING A PURPORTED
18 NOTARY PUBLIC, WHO THE COUNTY RECORDER HAS REASON TO BELIEVE IS ENGAGING
19 IN FRAUDULENT ACTIVITY.