

REFERENCE TITLE: quiet titles; quit claim deed

State of Arizona
Senate
Fifty-second Legislature
First Regular Session
2015

SB 1217

Introduced by
Senator Allen

AN ACT

AMENDING SECTION 12-1103, ARIZONA REVISED STATUTES; RELATING TO ACTIONS TO QUIET TITLE.

(TEXT OF BILL BEGINS ON NEXT PAGE)

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

2 Section 1. Section 12-1103, Arizona Revised Statutes, is amended to
3 read:

4 12-1103. Disclaimer of interest and recovery of costs; request
5 for quit claim deed; disclaimer of interest by state

6 A. If A defendant, other than the state, appears and disclaims all
7 right and title adverse to THE plaintiff, he shall recover his costs.

8 B. If a party, ~~twenty~~ THIRTY days ~~prior to~~ BEFORE bringing the action
9 to quiet title to real property, requests the person, other than the state,
10 holding an apparent adverse interest or right therein to execute a quit claim
11 deed thereto, and also tenders to him ~~five~~ TEN dollars for execution and
12 delivery of the deed, and if such person refuses or neglects to comply, the
13 filing of a disclaimer of interest or right shall not avoid the costs and the
14 court may allow THE plaintiff, in addition to the ordinary costs, ~~an~~
15 ~~attorney's fee~~ ATTORNEY FEES to be fixed by the court.

16 C. If, after appropriate investigation, it appears to the attorney
17 general that the state claims no right or title to the property adverse to
18 plaintiff, ~~he~~ THE ATTORNEY GENERAL may file a disclaimer of right and title.