

REFERENCE TITLE: rent increase; limitation; substantial remodel

State of Arizona  
House of Representatives  
Fifty-fifth Legislature  
Second Regular Session  
2022

## **HB 2793**

Introduced by  
Representatives Powers Hannley: Abraham, Andrade, Cano, DeGrazia,  
Fernandez B, Hernandez M, Mathis, Pawlik, Quiñonez, Schwiebert, Solorio

AN ACT

AMENDING TITLE 33, CHAPTER 10, ARTICLE 2, ARIZONA REVISED STATUTES, BY  
ADDING SECTION 33-1329.01; RELATING TO THE ARIZONA RESIDENTIAL LANDLORD  
AND TENANT ACT.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:  
2 Section 1. Title 33, chapter 10, article 2, Arizona Revised  
3 Statutes, is amended by adding section 33-1329.01, to read:  
4 33-1329.01. Rent increase limitation; exception; definition  
5 A. A LANDLORD, IN A TWELVE-MONTH PERIOD, MAY NOT INCREASE THE RENT  
6 FOR A DWELLING UNIT MORE THAN FIVE PERCENT PLUS THE PERCENTAGE CHANGE IN  
7 THE COST OF LIVING OR TEN PERCENT, WHICHEVER IS LESS. THE PERCENTAGE  
8 INCREASE LIMITATION IS BASED ON THE LOWEST RENT CHARGED FOR THE DWELLING  
9 UNIT AT ANY TIME DURING THE TWELVE MONTHS BEFORE THE INCREASE.  
10 B. THIS SECTION DOES NOT APPLY IF A DWELLING UNIT IS SUBSTANTIALLY  
11 REMODELED.  
12 C. FOR THE PURPOSES OF THIS SECTION, "SUBSTANTIALLY REMODELED":  
13 1. MEANS EITHER:  
14 (a) THE REPLACEMENT OR SUBSTANTIAL MODIFICATION OF ANY STRUCTURAL,  
15 ELECTRICAL, PLUMBING OR MECHANICAL SYSTEM THAT REQUIRES A PERMIT FROM A  
16 GOVERNMENTAL AGENCY.  
17 (b) THE ABATEMENT OF HAZARDOUS MATERIALS, INCLUDING LEAD-BASED  
18 PAINT, MOLD OR ASBESTOS, THAT REQUIRES THE TENANT TO VACATE THE DWELLING  
19 UNIT FOR AT LEAST THIRTY DAYS AND THAT MUST BE REASONABLY AND SAFELY  
20 COMPLETED ACCORDING TO FEDERAL, STATE OR LOCAL LAWS.  
21 2. DOES NOT INCLUDE COSMETIC IMPROVEMENTS ALONE, INCLUDING  
22 PAINTING, DECORATING AND MINOR REPAIRS OR OTHER WORK THAT CAN BE PERFORMED  
23 SAFELY WITHOUT VACATING THE DWELLING UNIT.