

REFERENCE TITLE: landlord tenant; COVID rent freeze

State of Arizona  
Senate  
Fifty-fifth Legislature  
Second Regular Session  
2022

# **SB 1585**

Introduced by  
Senator Quezada

AN ACT

AMENDING SECTION 33-1329, ARIZONA REVISED STATUTES; 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. Section 33-1329, Arizona Revised Statutes, is amended to  
3 read:

4 33-1329. Regulation of rents; state preemption

5 A. Notwithstanding any other ~~provisions of law to the contrary~~, the  
6 ~~state~~ legislature determines that ~~the imposition of~~ IMPOSING rent control  
7 on private residential housing units by cities, including charter cities,  
8 and towns is of statewide concern. Therefore, the power to control rents  
9 on private residential property is preempted by ~~the~~ THIS state. Cities,  
10 including charter cities, or towns ~~shall~~ DO not have the power to control  
11 rents.

12 B. ~~The provisions of~~ Subsection A ~~shall~~ OF THIS SECTION DOES not  
13 apply to residential property ~~which~~ THAT is owned, financed, insured or  
14 subsidized by any state agency, ~~or~~ or by any city, including A charter city,  
15 or town.

16 C. FOR ANY RESIDENTIAL RENTAL PROPERTY THAT IS SUBJECT TO THIS  
17 CHAPTER, A LANDLORD MAY NOT INCREASE A TENANT'S RENTAL AMOUNT DURING THE  
18 PERIOD OF A PROCLAIMED STATE OF EMERGENCY DUE TO COVID-19 AND FOR THIRTY  
19 DAYS AFTER THE PROCLAIMED STATE OF EMERGENCY TERMINATES.