

State of Arizona  
House of Representatives  
Fifty-sixth Legislature  
First Regular Session  
2023

# HB 2010

Introduced by  
Representative Livingston

## AN ACT

AMENDING SECTIONS 6-123, 6-604, 6-706, 6-707, 6-906, 6-908, 6-946, 6-983, 6-991.04, 6-1405, 32-1025, 32-3619 AND 32-3652, ARIZONA REVISED STATUTES; RELATING TO DEPARTMENT OF INSURANCE AND FINANCIAL INSTITUTIONS.

(TEXT OF BILL BEGINS ON NEXT PAGE)

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

2 Section 1. Section 6-123, Arizona Revised Statutes, is amended to  
3 read:

4 6-123. Deputy director; powers

5 In addition to the other powers, express or implied, the deputy  
6 director may:

7 1. Exercise all powers that are necessary for the administration  
8 and enforcement of the laws and rules relating to financial institutions  
9 and enterprises.

10 2. In accordance with title 41, chapter 6, adopt rules that are  
11 necessary or appropriate to administer, enforce and accomplish the  
12 purposes of this title and adopt rules and issue orders that limit  
13 transactions between financial institutions or enterprises and the  
14 directors, officers or employees of the financial institutions or  
15 enterprises.

16 3. Require appropriate records, documents, information and reports  
17 from any financial institution or enterprise.

18 4. Submit to the department of public safety, or the nationwide  
19 mortgage licensing system and registry established by the secure and fair  
20 enforcement for mortgage licensing act of 2008 (P.L. 110-289; 122 Stat.  
21 2810; 12 United States Code sections 5101 through 5116) or its successor,  
22 the name and fingerprints of any applicant, licensee, active manager or  
23 responsible individual or the name and fingerprints of any organizer,  
24 director or officer of any corporate applicant or licensee for:

25 (a) A banking permit.

26 (b) Permission to organize a savings and loan association or credit  
27 union.

28 (c) Any license.

29 (d) Any certificate.

30 (e) Authority to engage in interstate banking and branching in this  
31 state.

32 The department of public safety shall report the criminal record, if any,  
33 of such applicant, licensee or organizer, director or officer of such  
34 corporate applicant or licensee within ninety days after ~~receipt of~~  
35 RECEIVING the deputy director's request.

36 5. Employ appraisers to appraise any property that is owned or held  
37 as security by any financial institution or enterprise. The reasonable  
38 expenses and compensation of such appraisers shall be paid by the  
39 financial institution or enterprise.

40 6. Hold membership in, pay dues to and attend the convention of the  
41 national and regional organizations of state officials occupying like  
42 offices or performing similar functions.

43 7. Cooperate with other regulatory agencies and professional  
44 associations to promote the efficient, safe and sound operation and  
45 regulation of interstate banking and branching activities, including the

1 formulation of interstate examination policies and procedures and the  
2 drafting of model rules and agreements.

3 8. Participate in the nationwide mortgage licensing system and  
4 registry established by the secure and fair enforcement for mortgage  
5 licensing act of 2008 (P.L. 110-289; 122 Stat. 2810; 12 United States Code  
6 sections 5101 through 5116), or its successor, **AND USE THE SYSTEM FOR ALL  
7 ASPECTS OF LICENSURE PURSUANT TO THIS TITLE, TITLE 32, CHAPTER 9 AND TITLE  
8 44, CHAPTER 2.1.** The deputy director may allow the system to collect  
9 licensing fees on behalf of the deputy director, to collect a processing  
10 fee for the services of the system directly from each applicant for a  
11 license or licensee and to process and maintain records on behalf of the  
12 deputy director, including information collected pursuant to this section  
13 and section 6-123.01. This paragraph does not affect the records  
14 disclosure requirements and limitations prescribed in section 6-129.01.

15 Sec. 2. Section 6-604, Arizona Revised Statutes, is amended to  
16 read:

17 **6-604. Issuance of license; license year; renewal;**  
18 **expiration; requirements**

19 A. If the deputy director finds no grounds for denial of a license,  
20 within one hundred twenty days after receiving a complete application, the  
21 deputy director shall grant the application and issue a license to the  
22 applicant.

23 B. The license year for a licensee begins on July 1 and ends on  
24 June 30 of each year. **A LICENSE THAT IS ISSUED PURSUANT TO THIS CHAPTER  
25 REMAINS ACTIVE UNTIL THE LICENSE EXPIRES OR THE DIRECTOR SUSPENDS, REVOKES  
26 OR TERMINATES THE LICENSE.**

27 ~~C. All licenses issued remain in full force until surrendered,~~  
28 ~~revoked or suspended.~~

29 **C. A LICENSEE SHALL APPLY FOR RENEWAL AS PRESCRIBED BY THE DEPUTY  
30 DIRECTOR AND PAY THE RENEWAL FEE PRESCRIBED IN SECTION 6-126 NOT LATER  
31 THAN JUNE 30 OF EACH YEAR. FOR EACH DAY AFTER JUNE 30 THAT THE RENEWAL  
32 APPLICATION IS NOT RECEIVED BY THE DEPUTY DIRECTOR, THE APPLICANT SHALL  
33 PAY A \$25 LATE FEE IN ADDITION TO THE FEE PRESCRIBED IN SECTION 6-126. IF  
34 THE DEPUTY DIRECTOR DOES NOT RECEIVE THE LICENSEE'S RENEWAL APPLICATION  
35 AND FEE ON OR BEFORE JUNE 30, THE LICENSEE MAY NOT ACT AS A CONSUMER  
36 LENDER UNTIL THE LICENSE IS RENEWED OR A NEW LICENSE IS ISSUED PURSUANT TO  
37 THIS ARTICLE. IF THE DEPUTY DIRECTOR DOES NOT RECEIVE THE LICENSEE'S  
38 RENEWAL APPLICATION AND FEE ON OR BEFORE JULY 31, THE LICENSE  
39 AUTOMATICALLY EXPIRES. THE HOLDER OF AN EXPIRED LICENSE MAY NOT BE ISSUED  
40 A RENEWAL LICENSE BUT MAY BE ISSUED A NEW LICENSE AS PROVIDED IN THIS  
41 ARTICLE.**

42 D. A license remains the property of this state. On termination at  
43 the request of the licensee or revocation by the deputy director, the  
44 licensee shall immediately deliver the license to the deputy director.

1 Termination of the license does not affect any other liability of the  
2 licensee.

3 E. The licensee shall designate the principal location of the  
4 licensed office within or outside this state. If a licensee wishes to  
5 maintain more than one office location the licensee shall first obtain a  
6 branch office license for each branch office from the deputy director.  
7 The licensee shall submit an application in the form prescribed by the  
8 deputy director and pay the fee prescribed in section 6-126 for each  
9 branch office license. If the deputy director determines that the  
10 applicant is qualified, the deputy director shall issue a branch office  
11 license indicating the address of the branch office.

12 F. A licensee shall prominently display the consumer lender license  
13 in the office of the consumer lender and any branch office license in that  
14 branch office.

15 Sec. 3. Section 6-706, Arizona Revised Statutes, is amended to  
16 read:

17 6-706. Fees

18 A. An applicant, at the time of filing an application for a license  
19 under the terms of this article, shall pay to the deputy director the fee  
20 prescribed in section 6-126. The fee for an agency license is the same as  
21 ~~that~~ THE FEE prescribed for a branch.

22 B. ~~Prior to June 15~~ ON OR BEFORE JUNE 30 of each year, each  
23 licensee may obtain a renewal of each license without investigation by  
24 payment of the fee prescribed in section 6-126. The fee for renewal of an  
25 agency license is the same as ~~that~~ THE FEE prescribed for a branch.

26 Sec. 4. Section 6-707, Arizona Revised Statutes, is amended to  
27 read:

28 6-707. Issuance of license; display; renewal

29 A. On the filing of the application and the payment of the fees and  
30 the approval of the bond, or bonds, the deputy director shall investigate  
31 the facts, and if the deputy director finds that the financial  
32 responsibility and experience of the applicant are such as to command the  
33 confidence of the community to warrant belief that the business will be  
34 operated fairly and honestly and within the purposes of this article, the  
35 deputy director shall issue the applicant a license to do business as a  
36 debt management company.

37 B. The license shall be kept conspicuously posted in the business  
38 office of the licensee. The license is not transferable or assignable.

39 C. Licenses expire on June 30 following the date of the issuance  
40 unless sooner surrendered, revoked or suspended but may be renewed by  
41 filing an application with the deputy director on or before June ~~15~~ 30  
42 each year. The application for renewal shall be in the form prescribed by  
43 the deputy director and shall be accompanied by the fee prescribed in  
44 section 6-126. A separate application shall be made for each initial  
45 license of a principal place of business, agency or branch office.

1           Sec. 5. Section 6-906, Arizona Revised Statutes, is amended to  
2 read:

3           6-906. Required accounting practices and records; escrow of  
4                                   monies; disclosure

5           A. Every mortgage broker shall keep and maintain at all times  
6 correct and complete records as prescribed by the deputy director that  
7 will enable the deputy director to determine whether the licensee is  
8 conducting the licensee's business in accordance with this article. ~~if~~  
9 ~~the mortgage broker operates two or more licensed places of business in~~  
10 ~~this state, after notifying the deputy director, the mortgage broker may~~  
11 ~~maintain such records at the mortgage broker's principal place of business~~  
12 ~~in this state, except that a mortgage broker, with the approval of the~~  
13 ~~deputy director, may maintain the records outside of this state. For~~  
14 ~~records kept outside this state,~~ A mortgage broker shall make ~~the~~ records  
15 available to the deputy director in this state not more than three  
16 business days after demand and provide for the acceptance of collect calls  
17 or provide a ~~toll-free~~ TOLL-FREE telephone number to borrowers to obtain  
18 information from the records if the licensed place of business in this  
19 state cannot readily provide the information requested by the  
20 borrowers. Every mortgage broker shall maintain original documents or  
21 clearly legible copies of all mortgage loan transactions for not ~~fewer~~  
22 LESS than five years after the date of the mortgage loan closing.

23           B. Every mortgage broker shall observe generally accepted  
24 accounting principles and practices.

25           C. A mortgage broker shall immediately deposit all monies received  
26 by the mortgage broker in an escrow account with an escrow agent licensed  
27 pursuant to chapter 7 of this title. Withdrawals shall only be disbursed  
28 according to the terms of the escrow instructions. The escrow agent shall  
29 not be the mortgage broker. A mortgage broker, however, may accept an  
30 appraisal fee, which the mortgage broker shall only use to obtain an  
31 appraisal, a credit investigation fee and a fee in connection with an  
32 application for a mortgage loan. The mortgage broker shall not commingle  
33 the appraisal fee or credit investigation fee with other monies of the  
34 mortgage broker. A mortgage broker shall not accept any monies or  
35 documents in connection with an application for a mortgage loan in an  
36 amount of \$200,000 or less, except as provided in this section and  
37 pursuant to a written agreement. The parties shall sign the written  
38 agreement and the agreement shall contain terms pertaining to the  
39 disposition of the monies and documents, whether the loan is finally  
40 consummated or not, the term for which the agreement is to remain in force  
41 before return of the monies and documents for nonperformance can be  
42 required and an itemized list of all estimated costs to the borrower of  
43 obtaining the mortgage loan, including all costs charged by third  
44 parties. The licensee shall preserve all agreements between the parties  
45 involved in the transaction and all contracts, agreements and escrow

1 instructions to or with the depository. All documents provided by the  
2 borrower or at the expense of the borrower to the mortgage broker,  
3 including any appraisals, are the property of the borrower and ~~staff~~, at  
4 the borrower's request, SHALL be returned to the borrower or transferred  
5 to any person designated by the borrower without further expense to the  
6 borrower if the loan is not consummated, provided that any such document  
7 is not prohibited by law from being transferred or returned.

8 D. Before a mortgage loan closing on residential real property  
9 designed principally for the occupancy of from one to four families, a  
10 licensee shall fully comply, to the extent applicable, with the real  
11 estate lending disclosure requirements of title I of the consumer credit  
12 protection act (15 United States Code sections 1601 through 1666j), the  
13 real estate settlement procedures act (12 United States Code sections 2601  
14 through 2617) and the regulations promulgated under those acts.

15 Sec. 6. Section 6-908, Arizona Revised Statutes, is amended to  
16 read:

17 6-908. Testing committee; testing of applicants; approval by  
18 deputy director; definition

19 A. The deputy director shall establish a testing committee to  
20 create, periodically update and establish standards for passing a test for  
21 mortgage brokers. The committee shall consist of five members appointed  
22 by the deputy director once every two years. Four of the members shall be  
23 licensees appointed from nominations submitted by licensees and one of the  
24 members shall be an employee of the department. Licensees who serve as  
25 members of the committee shall serve without expense to this state. The  
26 test is subject to the approval of the deputy director.

27 B. Each applicant for an original license, before issuance of the  
28 license, shall personally take and pass the written test given under the  
29 supervision of the department. The test must reasonably examine the  
30 applicant's knowledge of:

31 1. The obligations between principal and agent, the applicable  
32 canons of business ethics, the provisions of this article and the rules  
33 adopted under this article.

34 2. The arithmetical computations common to mortgage brokerage.

35 3. The principles of real estate lending.

36 4. The general purposes and legal effect of mortgages, deeds of  
37 trust and security agreements.

38 C. The department shall administer the test to applicants for  
39 licenses not less than once every six months. The deputy director may  
40 contract for the testing of applicants. The department or the  
41 department's contractor shall reasonably prescribe the time, place and  
42 conduct of testing and collect a fee for administration of the test to be  
43 assessed to all persons taking the test. The fee is \$50 per testing. If  
44 the deputy director contracts for the testing of applicants, the testing  
45 fee OWED pursuant to this section is payable ~~directly~~ by the applicant

1 DIRECTLY to the contractor. The deputy director may allow a contractor to  
2 charge a reasonable testing fee that is more than the fee prescribed in  
3 this subsection. An applicant may not take the test more than ~~two~~ FOUR  
4 times within a twelve-month period.

5 D. All tests shall be given, conducted and graded in a fair and  
6 impartial manner and without unfair discrimination between individuals  
7 tested. The committee shall inform the applicant of the result of the  
8 test within thirty days.

9 E. For testing purposes, the department shall prepare a handbook  
10 for mortgage brokers and distribute it to all applicants for a fee of not  
11 to exceed the actual cost of producing and distributing the handbook.

12 F. For the purposes of this section "applicant" means a person who  
13 has submitted a completed application in the form prescribed by law,  
14 accompanied by a letter of inquiry to a surety company authorized to do  
15 business in this state regarding the procurement of a bond pursuant to  
16 section 6-903, to be issued on completion of all requirements for the  
17 granting of a license.

18 Sec. 7. Section 6-946, Arizona Revised Statutes, is amended to  
19 read:

20 6-946. Required accounting practices and records; refundable  
21 deposits; periodic impoundment payments; disclosure

22 A. Every mortgage banker shall keep and maintain at all times  
23 correct and complete records clearly reflecting the financial condition of  
24 the business as prescribed by the deputy director that will enable the  
25 deputy director to determine whether the licensee is conducting the  
26 licensee's business in accordance with this article. ~~If the mortgage~~  
27 ~~banker operates two or more licensed places of business in this state,~~  
28 ~~after notifying the deputy director, the mortgage banker may maintain the~~  
29 ~~records at the mortgage banker's principal place of business in this~~  
30 ~~state, except that a mortgage banker, with the approval of the deputy~~  
31 ~~director, may maintain the records outside of this state.~~ A mortgage  
32 banker shall, ~~for records kept outside of this state,~~ make the records  
33 available to the deputy director in this state not more than three  
34 business days after demand and provide for the acceptance of collect calls  
35 or provide a ~~toll-free~~ TOLL-FREE telephone number to borrowers to obtain  
36 information from the records if the licensed places of business in this  
37 state cannot readily provide the information requested by the  
38 borrowers. Every mortgage banker shall maintain original documents, or  
39 clearly legible copies, of all mortgage banking loan transactions and  
40 mortgage loan transactions, unless the mortgage banking loan or mortgage  
41 loan is paid in full or the mortgage banking loan or mortgage loan and its  
42 servicing are sold, for not ~~fewer~~ LESS than two years after the date of  
43 the mortgage banking loan closing or the date of the last disbursement of  
44 monies by the licensee, whichever occurs last. ~~With the approval of the~~  
45 ~~deputy director,~~ a licensee that uses a computer or mechanical record

1 ~~keeping~~ RECORDKEEPING system is not required to keep a written copy of the  
2 records if the licensee is able to generate all information required by  
3 this section in a timely manner for examination or for other purposes.

4 B. Every mortgage banker shall observe generally accepted  
5 accounting principles and practices.

6 C. If a mortgage banker requires an advance or fee to be paid in  
7 connection with an application for a mortgage banking loan or mortgage  
8 loan, there shall be a written agreement. The parties shall sign the  
9 written agreement, and the agreement shall contain terms pertaining to the  
10 payment of the fee or disposition of the advance or fee, whether the loan  
11 is finally consummated or not, and the term for which the agreement is to  
12 remain in force before return of the advance or fee for nonperformance can  
13 be required. Advances or fees shall be immediately deposited in a trust  
14 account in a bank, savings bank or savings and loan association that is  
15 fully insured by the federal deposit insurance corporation or any  
16 successor agency and shall not be commingled with other monies. The trust  
17 account shall designate the licensee as trustee and shall provide for  
18 withdrawal of the monies without previous notice. Withdrawals shall only  
19 be disbursed according to the terms of the agreement. A licensee who  
20 receives advances or fees shall preserve and on request make available to  
21 the deputy director all deposits, withdrawal receipts and statements of  
22 account rendered by the bank or savings and loan association. The  
23 licensee shall further preserve all agreements between the parties  
24 involved in the transaction and all contracts, agreements and instructions  
25 to or with the depository and shall keep an accurate accounting of each  
26 separate bank account in which the trust funds have been deposited. If  
27 the loan is declined by or on behalf of the lender or cancelled by the  
28 applicant, all documents provided by or at the expense of the applicant,  
29 including any appraisal, are the property of the applicant. At the  
30 applicant's discretion, said documents shall be returned or transferred to  
31 any financial institution or enterprise so designated without additional  
32 consideration except for fees for which the applicant has previously  
33 contracted, provided that any such document is not prohibited by law from  
34 being transferred or returned.

35 D. If periodic payments are to be collected from the mortgagor to  
36 provide for payments by the mortgagee of taxes, assessments, insurance  
37 premiums, ground rents or other current charges against the real estate  
38 security, the estimated payment amount stated to the mortgagor by the  
39 mortgage banker shall be such that the total of these payments collected  
40 for each category during the tax or other period will approximate the  
41 actual tax or other payment when due. All such periodic payments of  
42 taxes, assessments, insurance premiums, ground rents and other current  
43 charges shall be accounted for annually to the borrower and, to the extent  
44 monies have been collected for payment, shall be paid promptly by the  
45 mortgage banker.



1 E. Before a mortgage banking loan closing on residential real  
2 property designed principally for the occupancy of from one to four  
3 families, a licensee shall fully comply, to the extent they apply, with  
4 the real estate lending disclosure requirements of title I of the consumer  
5 credit protection act (15 United States Code sections 1601 through 1666j),  
6 the real estate settlement procedures act (12 United States Code sections  
7 2601 through 2617) and the regulations promulgated under those acts.

8 Sec. 8. Section 6-983, Arizona Revised Statutes, is amended to  
9 read:

10 6-983. Required accounting practices and records: escrow of  
11 monies; disclosure

12 A. A commercial mortgage banker shall keep and maintain at all  
13 times correct and complete records as prescribed by the deputy director  
14 that will enable the deputy director to determine whether the licensee is  
15 complying with this article. ~~if the commercial mortgage banker operates~~  
16 ~~two or more licensed places of business in this state, after notifying the~~  
17 ~~deputy director, the commercial mortgage banker may maintain such records~~  
18 ~~at the commercial mortgage banker's principal place of business in this~~  
19 ~~state, except that a commercial mortgage banker, with the approval of the~~  
20 ~~deputy director, may maintain the records outside of this state. For~~  
21 ~~records kept outside this state,~~ A commercial mortgage banker shall make  
22 ~~the~~ records available to the deputy director in this state not more than  
23 three business days after demand and shall provide for the acceptance of  
24 collect calls or provide a ~~toll free~~ TOLL-FREE telephone number to  
25 borrowers to obtain information from the records if the licensed place of  
26 business in this state cannot readily provide the information requested by  
27 the borrowers. A commercial mortgage banker shall maintain original  
28 documents or clearly legible copies of all commercial mortgage loan  
29 transactions for at least two years after the date of the commercial  
30 mortgage loan closing.

31 B. A commercial mortgage banker shall observe generally accepted  
32 accounting principles and practices.

33 C. If a commercial mortgage banker requires an advance or fee to be  
34 paid in connection with an application for a commercial mortgage loan,  
35 there shall be a written agreement. The parties shall sign the written  
36 agreement, and the agreement shall contain terms pertaining to the payment  
37 of the fee or disposition of the advance or fee, whether the loan is  
38 finally consummated or not, and a term for which the agreement is to  
39 remain in force before return of the advance or fee for nonperformance can  
40 be required. The licensee shall immediately deposit advances or fees in a  
41 trust account in a bank, savings bank or savings and loan association that  
42 is fully insured by the federal deposit insurance corporation or any  
43 successor agency, and the advances or fees shall not be commingled with  
44 other monies. The trust account shall designate the licensee as trustee  
45 and shall provide for withdrawing the monies without previous notice.

1 Withdrawals shall only be disbursed according to the terms of the  
2 agreement. A licensee who receives advances or fees shall preserve and on  
3 request make available to the deputy director all deposits, withdrawal  
4 receipts and statements of account rendered by the bank, savings bank or  
5 savings and loan association. The licensee shall further preserve all  
6 agreements between the parties involved in the transaction and all  
7 contracts, agreements and instructions to or with the depository and shall  
8 keep an accurate accounting of each separate bank account in which the  
9 trust monies have been deposited. If the loan is declined by or on behalf  
10 of the lender or canceled by the applicant, all documents provided by or  
11 at the expense of the applicant, including any appraisal, are the property  
12 of the applicant. At the applicant's discretion, the documents shall be  
13 returned or transferred to any designated financial institution or  
14 enterprise without additional consideration except for fees for which the  
15 applicant has previously contracted, if the document is not prohibited by  
16 law from being transferred or returned.

17 D. If periodic payments are to be collected from the mortgagor to  
18 provide for payments by the mortgagee of taxes, assessments, insurance  
19 premiums, ground rents or other current charges against the real estate  
20 security, the estimated payment amount stated to the mortgagor by the  
21 commercial mortgage banker shall be such that the total of these payments  
22 collected for each category during the tax or other period will  
23 approximate the actual tax or other payment when due. The licensee shall  
24 annually account to the borrower for all such periodic payments of taxes,  
25 assessments, insurance premiums, ground rents and other current charges  
26 and, to the extent monies have been collected for payment, shall pay them  
27 promptly.

28 Sec. 9. Section 6-991.04, Arizona Revised Statutes, is amended to  
29 read:

30 6-991.04. Issuance of license; notice from employing mortgage  
31 broker, mortgage banker or consumer lender or  
32 registered exempt person; renewal; inactive  
33 status; address change; fee

34 A. The deputy director, on determining that an applicant is  
35 qualified and has paid the required fees, shall issue a loan originator's  
36 license to the applicant evidenced by a continuous certificate. The  
37 deputy director shall grant or deny a license within one hundred twenty  
38 days after receiving the completed application and fees. An applicant who  
39 has been denied a license may not reapply for a license before one year  
40 after the date of the previous application.

41 B. On issuance of the license, the deputy director shall keep the  
42 loan originator's license until a mortgage broker or mortgage banker  
43 licensed pursuant to this chapter or a consumer lender employs the loan  
44 originator and the employer provides a written notice that the employer  
45 has hired the loan originator or until an exempt person who is registered

1 pursuant to section 6-912 provides a written notice that the exempt person  
2 has engaged the loan originator on an exclusive contract with the exempt  
3 person. The employer shall provide the notice before the loan originator  
4 begins working for the employer. Exempt persons who are registered  
5 pursuant to section 6-912 shall provide the notice before the loan  
6 originator begins work under the exclusive contract with the exempt  
7 person. The notice shall be from an officer or other person authorized by  
8 the employer or registered exempt person. ~~The notice shall contain a  
9 request for the loan originator's license and shall be dated, signed and  
10 notarized. On receipt of the request, the deputy director shall forward  
11 the loan originator's license to the employing mortgage broker, mortgage  
12 banker, consumer lender or registered exempt person.~~

13 C. Licenses shall be issued for a one-year period.

14 D. A loan originator shall apply for renewal on forms prescribed by  
15 the deputy director. The application shall include original certificates  
16 evidencing the loan originator's successful completion of eight continuing  
17 education units during the preceding one-year period by a continuing  
18 education provider approved by the deputy director.

19 E. A loan originator shall pay the renewal fee every year on or  
20 before December 31. Licenses not renewed by December 31 are suspended,  
21 and the licensee shall not act as a loan originator until the license is  
22 renewed or a new license is issued pursuant to this article. A person may  
23 renew a suspended license by paying the renewal fee plus a dollar amount  
24 to be determined by the deputy director for each day after December 31  
25 that a license renewal fee is not received by the deputy director.

26 F. Licenses that are not renewed by January 31 of each year expire.  
27 A license shall not be granted to the holder of an expired license except  
28 as provided in this article for the issuance of an original license.

29 G. From December 1 through December 31 of each renewal period, a  
30 licensee may request inactive status for the following license period.  
31 The license shall be placed on inactive status after the licensee pays to  
32 the deputy director the inactive status renewal fee and surrenders the  
33 license to the deputy director. During inactive status, an inactive  
34 licensee shall not act as a loan originator. The license expires if the  
35 licensee violates this subsection.

36 H. At renewal, an inactive licensee may return to active status by  
37 doing all of the following:

38 1. Providing the deputy director with evidence that the licensee  
39 has met the requirements of section 6-991.03, subsection B.

40 2. Making a written request to the deputy director for  
41 reactivation.

42 3. Paying the annual licensing fee.

43 4. Providing the deputy director with proof that the licensee meets  
44 all other requirements for acting as a loan originator.

1 I. The mortgage broker, mortgage banker, consumer lender or  
2 registered exempt person shall keep and maintain at the principal place of  
3 business in this state the loan originator's license during the loan  
4 originator's employment or exclusive contract term. A copy of the loan  
5 originator's license shall be available for public inspection during  
6 regular business hours.

7 J. A loan originator shall immediately notify the deputy director  
8 of a change in the loan originator's residence address. The deputy  
9 director shall endorse the change of address on the license for a fee to  
10 be determined by the deputy director.

11 K. Within five business days after any licensee's employment  
12 termination, the employing mortgage broker, mortgage banker, consumer  
13 lender or registered exempt person shall do both of the following:

- 14 1. Notify the deputy director of the licensee's termination.
- 15 2. Return the license to the deputy director.

16 L. An applicant for a loan originator license who is currently  
17 registered with the nationwide mortgage licensing system and registry  
18 established by the secure and fair enforcement for mortgage licensing act  
19 of 2008 (P.L. 110-289; 122 Stat. 2810; 12 United States Code sections 5101  
20 through 5116) or its successor may be granted a temporary license for a  
21 period ~~OF~~ not ~~to exceed~~ MORE THAN one hundred eighty days.

22 M. The deputy director shall establish a process for loan  
23 originators to challenge information that the deputy director enters into  
24 the nationwide mortgage licensing system and registry.

25 Sec. 10. Section 6-1405, Arizona Revised Statutes, is amended to  
26 read:

27 6-1405. Issuance of license or branch office permit; license  
28 year; renewal; expiration; requirements

29 A. If no grounds for denial of a license or branch office permit  
30 are found to exist, the deputy director ~~shall~~, within one hundred twenty  
31 days ~~of~~ AFTER receiving a complete application, SHALL grant the  
32 application and issue a license or branch office permit to the applicant.

33 B. The license or branch office permit year for a licensee begins  
34 January 1 and ends December 31 of each year. A LICENSE OR PERMIT THAT IS  
35 ISSUED PURSUANT TO THIS CHAPTER REMAINS ACTIVE UNTIL THE LICENSE OR PERMIT  
36 EXPIRES OR THE DIRECTOR SUSPENDS, REVOKES OR TERMINATES THE LICENSE OR  
37 PERMIT.

38 ~~C. All licenses and branch office permits issued shall remain in~~  
39 ~~full force and effect until surrendered, revoked or suspended.~~

40 C. A LICENSEE OR PERMIT HOLDER SHALL APPLY FOR RENEWAL AS  
41 PRESCRIBED BY THE DEPUTY DIRECTOR AND PAY THE RENEWAL FEE PRESCRIBED IN  
42 SECTION 6-126 NOT LATER THAN JUNE 30 OF EACH YEAR. FOR EACH DAY AFTER  
43 JUNE 30 THAT THE RENEWAL APPLICATION IS NOT RECEIVED BY THE DEPUTY  
44 DIRECTOR, THE APPLICANT SHALL PAY A \$25 LATE FEE IN ADDITION TO THE FEE  
45 PRESCRIBED IN SECTION 6-126. IF THE DEPUTY DIRECTOR DOES NOT RECEIVE THE

1 LICENSEE'S OR PERMIT HOLDER'S RENEWAL APPLICATION AND FEE ON OR BEFORE  
2 JUNE 30, THE LICENSEE OR PERMIT HOLDER MAY NOT ACT AS A PREMIUM FINANCE  
3 COMPANY OR BRANCH OFFICE UNTIL THE LICENSE OR PERMIT IS RENEWED OR A NEW  
4 LICENSE OR PERMIT IS ISSUED PURSUANT TO THIS CHAPTER. IF THE DEPUTY  
5 DIRECTOR DOES NOT RECEIVE THE LICENSEE'S OR PERMIT HOLDER'S RENEWAL  
6 APPLICATION AND FEE ON OR BEFORE JULY 31, THE LICENSE OR PERMIT  
7 AUTOMATICALLY EXPIRES. THE HOLDER OF AN EXPIRED LICENSE OR PERMIT MAY NOT  
8 BE ISSUED A RENEWAL LICENSE OR PERMIT BUT MAY BE ISSUED A NEW LICENSE OR  
9 PERMIT AS PROVIDED IN THIS CHAPTER.

10 D. A license or branch office permit remains the property of this  
11 state. On termination, at the request of the licensee or revocation by  
12 the deputy director, the licensee shall immediately deliver the license or  
13 branch office permit to the deputy director.

14 Sec. 11. Section 32-1025, Arizona Revised Statutes, is amended to  
15 read:

16 32-1025. Annual renewal of license; suspension; expiration

17 A. Except as provided in section 32-4301, a person desiring to  
18 secure renewal of a collection agency license shall file a financial  
19 statement, make a renewal application to the department and pay the fees  
20 prescribed in section 6-126 not later than ~~January 1~~ DECEMBER 31 of each  
21 year on forms prescribed by the deputy director setting forth verified  
22 information to assist the deputy director in determining whether the  
23 applicant is in default of or in violation of the terms of this chapter  
24 and whether the applicant is still meeting the requirements of this  
25 chapter. If the renewal applicant is unable to make a financial statement  
26 at the time of filing the application, the applicant may make a written  
27 request for an extension of time to file such financial report, and if the  
28 extension is granted the applicant shall file a financial statement not  
29 later than March 1.

30 B. Licenses that are not renewed on or before ~~January 1~~ DECEMBER 31  
31 are suspended BY OPERATION OF LAW. A licensee may renew a suspended  
32 license by submitting to the department the fees prescribed in section  
33 6-126 along with a renewal application and any applicable late fee, as may  
34 be determined by the deputy director by rule, before January 31. Licenses  
35 that are not renewed on or before January 31 expire.

36 Sec. 12. Section 32-3619, Arizona Revised Statutes, is amended to  
37 read:

38 32-3619. Renewal of license or certificate; fees

39 A. Except as otherwise provided in this section and in section  
40 32-4301, to renew a registration certificate as a registered trainee  
41 appraiser or a license or certificate as a state-licensed or  
42 state-certified appraiser, the holder of a current, valid license or  
43 certificate shall apply and pay the prescribed fee to the deputy director  
44 not earlier than ninety days ~~nor later than thirty days~~ before the license  
45 or certificate expires. With the application for renewal, the registered

1 trainee appraiser or the state-licensed or state-certified appraiser shall  
2 present evidence in the form prescribed by the deputy director of having  
3 completed the continuing education requirements for renewal specified in  
4 section 32-3625.

5 B. The deputy director may accept a renewal application after the  
6 expiration date and within ninety days of the date of expiration but shall  
7 assess a delinquent renewal fee in addition to the renewal fee.

8 C. An appraiser or registered trainee appraiser who fails to seek  
9 renewal within the time period specified in subsection A or B of this  
10 section must reapply for licensure or certification and meet all of the  
11 requirements of this chapter.

12 D. An appraiser or registered trainee appraiser shall not engage  
13 in, advertise or purport to engage in real estate appraisal activity in  
14 this state after a license or certificate has expired and before the  
15 renewal of the expired license or certificate except as provided in  
16 section 41-1092.11.

17 Sec. 13. Section 32-3652, Arizona Revised Statutes, is amended to  
18 read:

19 32-3652. Registration; renewal; fees

20 A. An individual who wishes to act as a property tax agent shall  
21 apply for registration by submitting to the deputy director a completed  
22 application form prescribed by the deputy director with the initial  
23 registration fee. The applicant shall also file with the deputy director  
24 an affidavit stating whether the applicant has been convicted of a felony  
25 or any misdemeanor involving dishonesty or moral turpitude in this or any  
26 other state within the last ten years. The deputy director may review the  
27 affidavit and issue or deny the registration based on its findings.

28 B. Except as provided in section 32-4301, registration is valid for  
29 two years. An individual may renew a registration by submitting to the  
30 deputy director a renewal form prescribed by the deputy director with the  
31 renewal fee on or before the date the registration expires.

32 C. An appraiser who is licensed or certified pursuant to this  
33 chapter may register and renew registration as a property tax agent  
34 without paying the fee prescribed by this section.

35 D. The deputy director shall issue a certificate of registration to  
36 an individual if the individual complies with this section and is not  
37 prohibited from registering pursuant to section 32-3654.

38 E. A person shall not act as a property tax agent if the person is  
39 not registered pursuant to this section.

40 F. The deputy director shall collect from each individual a fee of:

- 41 1. \$200 for an initial registration.  
42 2. \$100 for a renewal.

43 ~~3. \$5 for a duplicate registration certificate.~~