

REFERENCE TITLE: real estate disclosures; water; solar

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

HB 2590

Introduced by
Representative Griffin

AN ACT

AMENDING SECTION 32-2119, ARIZONA REVISED STATUTES; RELATING TO REAL ESTATE DISCLOSURES.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:
2 Section 1. Section 32-2119, Arizona Revised Statutes, is amended to
3 read:
4 32-2119. Consumer education; water supply definitions; map;
5 disclosures
6 A. The ~~department of~~ STATE real estate DEPARTMENT shall post on its
7 website information advising prospective home buyers to investigate water
8 availability before purchasing real property and shall include a link to
9 the website of the department of water resources for definitions of the
10 following terms that apply in areas of ~~the~~ THIS state outside active
11 management areas, as required by section 45-108.05:
12 1. Adequate water supply.
13 2. Inadequate water supply.
14 3. Property served by a water provider currently designated as
15 having an adequate water supply.
16 4. No water supply determination.
17 B. The ~~department of~~ STATE real estate DEPARTMENT shall display on
18 its website a current map of all areas in this state that are outside
19 active management areas established pursuant to title 45, chapter 2,
20 article 2.
21 C. THE STATE REAL ESTATE DEPARTMENT SHALL REQUIRE EACH REAL ESTATE
22 SALESPERSON TO PROVIDE THE FOLLOWING INFORMATION TO THE BUYER OF A
23 RESIDENTIAL PROPERTY OR VACANT LAND:
24 1. WHETHER THE PROPERTY IS SERVED BY A WATER SUPPLY THAT REQUIRES
25 THE TRANSPORTATION OF WATER TO THE PROPERTY AND, IF SO, WHO IS CURRENTLY
26 PROVIDING THE TRANSPORTATION OF THE WATER.
27 2. WHETHER THE PROPERTY IS SERVED BY A PRIVATE WATER COMPANY, A
28 PUBLIC WATER DISTRICT, A MUNICIPAL WATER PROVIDER, A PRIVATE WELL, A
29 SHARED WELL OR NO WELL, AND IF THERE IS WATER SERVICE TO THE PROPERTY,
30 PROVIDE THE NAME AND CONTACT INFORMATION FOR THE WATER PROVIDER. IF THE
31 PROPERTY IS SERVED BY A SHARED WELL, THE REAL ESTATE SALESPERSON SHALL
32 DISCLOSE WHETHER THE SHARED WELL IS A PUBLIC WATER SYSTEM AS DEFINED BY
33 THE SAFE DRINKING WATER ACT (P.L. 93-523; 88 STAT. 1660; 42 UNITED STATES
34 CODE SECTION 300f).
35 3. WHETHER THE PROPERTY HAS ONE OR MORE SOLAR ENERGY DEVICES THAT
36 ARE LEASED OR OWNED, THE NAME AND CONTACT INFORMATION OF THE LEASING
37 COMPANY FOR THE SOLAR ENERGY DEVICES AND INFORMATION REGARDING THE PROPER
38 REPLACEMENT AND DISPOSAL METHOD FOR THE DEVICES, IF APPLICABLE.