

House Engrossed

**FILED**

**KEN BENNETT  
SECRETARY OF STATE**

State of Arizona  
House of Representatives  
Fiftieth Legislature  
Second Regular Session  
2012

CHAPTER 91

# **HOUSE BILL 2129**

AN ACT

AMENDING SECTION 33-1343, 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 33-1343, Arizona Revised Statutes, is amended to  
3 read:

4 33-1343. Access

5 A. The tenant shall not unreasonably withhold consent to the landlord  
6 to enter into the dwelling unit in order to inspect the premises, make  
7 necessary or agreed repairs, decorations, alterations or improvements, supply  
8 necessary or agreed services or exhibit the dwelling unit to prospective or  
9 actual purchasers, mortgagees, tenants, workmen or contractors.

10 B. If the tenant notifies the landlord of a service request or a  
11 request for maintenance as prescribed in section 33-1341, paragraph 8, the  
12 notice from the tenant constitutes permission from the tenant for the  
13 landlord to enter the dwelling unit pursuant to subsection D of this section  
14 for the sole purpose of acting on the service or maintenance request AND THE  
15 TENANT WAIVES RECEIPT OF ANY SEPARATE OR ADDITIONAL ACCESS NOTICE THAT MAY BE  
16 REQUIRED PURSUANT TO SUBSECTION D OF THIS SECTION.

17 C. The landlord may enter the dwelling unit without consent of the  
18 tenant in case of emergency.

19 D. The landlord shall not abuse the right to access or use it to  
20 harass the tenant. Except in case of emergency or if it is impracticable to  
21 do so, the landlord shall give the tenant at least two days' notice of the  
22 landlord's intent to enter and enter only at reasonable times.

23 E. The landlord has no other right of access except by court order and  
24 as permitted by sections 33-1369 and 33-1370, or if the tenant has abandoned  
25 or surrendered the premises.

APPROVED BY THE GOVERNOR MARCH 27, 2012.

FILED IN THE OFFICE OF THE SECRETARY OF STATE MARCH 27, 2012.

Passed the House February 9, 20 12

Passed the Senate March 22, 20 12

by the following vote: 53 Ayes,

by the following vote: 23 Ayes,

2 Nays, 4 Not Voting  
1 vacant

7 Nays, 0 Not Voting

[Signature]  
Speaker of the House

[Signature]  
President of the Senate

[Signature]  
Chief Clerk of the House

[Signature]  
Secretary of the Senate

EXECUTIVE DEPARTMENT OF ARIZONA  
OFFICE OF GOVERNOR

This Bill received by the Governor this

26 day of March, 20 12

at 3:30 o'clock PM M.

[Signature]  
Secretary to the Governor

Approved this 27<sup>th</sup> day of

March

at 3:40 o'clock P. M.

[Signature]  
Governor of Arizona

EXECUTIVE DEPARTMENT OF ARIZONA  
OFFICE OF SECRETARY OF STATE

This Bill received by the Secretary of State

this 27<sup>th</sup> day of March, 20 12

at 5:12 o'clock PM M.

[Signature]  
Secretary of State

H.B. 2129