



ARIZONA HOUSE OF REPRESENTATIVES

Fifty-sixth Legislature
Second Regular Session

[HB 2510](#): landlord tenant; legal aid notice

Sponsor: Representative Martinez, LD 16

Committee on Commerce

Overview

Requires certain notices relating to noncompliance with the rental agreement to include the website address for azcourthelp.org.

History

Statute outlines the conditions in which a landlord may, after delivery of a written notice, terminate a rental agreement for noncompliance. For material noncompliance by the tenant with the rental agreement, the landlord may deliver a written notice specifying the acts and omissions constituting the breach and that the rental agreement will terminate on a date not less than ten days after receipt of the notice if the breach is not remedied. For noncompliance with statutory requirements in maintaining the dwelling unit that materially affect health and safety, the landlord may deliver a written notice to the tenant specifying the acts and omissions constituting the breach and that the rental agreement will terminate on the date not less than five days after receipt of the notice if the breach is not remedied. For a breach in the rental agreement that is both material and irreparable and that occurs on the premises including serious offenses such as an illegal discharge of a weapon, homicide, prostitution, the unlawful manufacturing, selling or storing of a controlled substance, acts that otherwise jeopardizes the health, safety and welfare of the landlord, the landlord's agent or another tenant or involving imminent or actual serious property damage, the landlord may deliver a written notice for immediate termination of the rental agreement ([A.R.S. § 33-1368](#)).

Provisions

1. Requires any notice to the tenant relating to breaches in the rental agreement to include the website address for azcourthelp.org. (Sec 1)

<input type="checkbox"/> Prop 105 (45 votes)	<input type="checkbox"/> Prop 108 (40 votes)	<input type="checkbox"/> Emergency (40 votes)	<input type="checkbox"/> Fiscal Note
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