



# ARIZONA HOUSE OF REPRESENTATIVES

Fifty-fifth Legislature  
Second Regular Session

Senate: FIN DPA 10-0-0-0 | 3rd Read 28-0-2-0

House: WM DP 8-0-0-2 | 3rd Read 57-0-3-0

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## **SB 1265: property tax liens; foreclosure; notice**

**Sponsor: Senator Livingston, LD 22**

**House Engrossed**

### **Overview**

Requires the purchaser of a property tax lien to send a notice of intent to foreclose the right to redeem to the property owner's mailing address.

### **History**

Currently, a purchaser must send notice of intent to file an action to foreclose the right to redeem between 30 and 180 days before the action is filed. The purchaser must send the notice of intent to file the foreclosure action by certified mail to:

- 1) The property owner, according to the county recorder's records;
- 2) The situs address of the property, if shown on the tax roll and different from the owner's address; and
- 3) The tax bill mailing address, if different than the owner's address and situs address ([A.R.S. § 42-18202](#)).

### **Provisions**

1. Instructs the purchaser of a property tax lien to send notice of intent to file the foreclosure to the property owner's mailing address. (Sec. 1)
2. Requires the notice to include the county assessor's description of property. (Sec. 1)
3. States that the purchaser is not required to send notice to any other address if they have complied with the outlined requirements for sending notice. (Sec. 1)
4. Contains a legislative intent clause. (Sec. 2)
5. Makes technical changes. (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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