ARIZONA HOUSE OF REPRESENTATIVES
Fifty-seventh Legislature - First Regular Session

COMMITTEE ON COMMERCE

Report of Regular Meeting
Tuesday, January 28, 2025
House Hearing Room 5 -- 2:00 P.M.

Convened 2:05 P.M.
Recessed
Reconvened
Adjourned 4:10 P.M.

MINUTES RECEIVED
CHIEF CLERK'S OFFICE
1/29/25

Members Present
Representative Aguilar
Representative Blackman
Representative Cavero
Representative Connolly
Representative Diaz
Representative Hendrix
Representative Villegas
Representative Wilmeth
Representative Way, Vice-Chairman
Representative Weninger, Chairman

Members Absent

Agenda
Original Agenda – Attachment 1

Request to Speak
Report – Attachment 2

Committee Attendance
Report – Attachment 3

Committee Action

Bill	Action	Vote	Attachments
HB2168	DPA	9-1-0-0	4, 5, 6
HB2193	DP	10-0-0-0	7, 8
HB2200	DP	9-1-0-0	9, 10
HB2626	DP	10-0-0-0	11, 12
HB2371	DP	8-2-0-0	13, 14, 15

Abby Selvey
Abby Selvey, Committee Secretary
January 29, 2025

(Original attachments on file in the Office of the Chief Clerk; video archives available at http://www.azleg.gov)

Conv: 2:05 pm
Adjrn: 4:10 pm

REVISED - 1/27/25 **REVISED - 1/27/25** **REVISED - 1/27/25**

ARIZONA HOUSE OF REPRESENTATIVES
Fifty-seventh Legislature - First Regular Session

REGULAR MEETING AGENDA

COMMITTEE ON COMMERCE

DATE Tuesday, January 28, 2025 ROOM HHR 5 TIME 2:00 P.M. or upon recess or adjournment of Floor

Members of the public may access a livestream of the meeting here:
https://www.azleg.gov/videoplayer/?clientID=6361162879&eventID=2025011079

Members:

Representative Aguilar
Representative Blackman
Representative Cavero
Representative Connolly
Representative Diaz
Representative Hendrix
Representative Villegas
Representative Wilmeth
Representative Way, Vice-Chairman
Representative Weninger, Chairman

Bills		Short Title	Strike Everything Title
HB2168	DPA	long-term RVs; cooling; prohibition	
		(Gress)	
	9-1-0-0	COM, RULES	
HB2193	DP	captive insurers; certificate of dormancy	
		(Livingston)	
	10-0-0-0	COM, RULES	
HB2200	DP	professional registration; reciprocity; endorsement	
		(Wilmeth)	
	9-1-0-0	COM, RULES	
HB2371	DP	planning; home design; restrictions; prohibition	
		(Biasiucci)	
	8-2-0-0	COM, RULES	
~~HB2450~~		~~unemployment insurance; benefit amounts~~	
		~~(Carbone: Willoughby, Wilmeth, et al)~~	
		~~COM, RULES~~	
HB2626	DP	manufactured housing; certification; compliance	
		(Weninger)	
	10-0-0-0	COM, RULES	

ORDER OF BILLS TO BE SET BY THE CHAIRMAN

RA
~~01/22/2025~~
01/27/2025

People with disabilities may request reasonable accommodations such as interpreters, alternative formats, or assistance with physical accessibility. If you require accommodations, please contact the Chief Clerk's Office at (602) 926-3032 or through Arizona Relay Service 7-1-1.

ATTACHMENT 1

Information Registered on the Request to Speak System

House Commerce (1/28/2025)

HB2168, long-term RVs; cooling; prohibition

Support:

Dana Paschke, ARIZONA ASSOCIATION OF MANUFACTURED HOMEOWNERS; DEANNA MIREAU, representing self; Sandy Bahr, Sierra Club - Grand Canyon Chapter; Elizabeth Goodman, WILDFIRE; David Noble, representing self; Mildred Rae Tucker, representing self; Shanana RAIN Golden-Bear, representing self; Francisco "Hugo" Polanco, Rural Arizona Action (RAZA); Elise Moljohn, representing self; Mary Evelyn Simpson, representing self; deana corsa, representing self; Wendy Radimer, representing self; Paul Johnson, representing self; Karen Brown, representing self; Kathleen Noble, representing self

Oppose:

Susan Brenton, AZ Association Of RV Parks & Campgrounds

All Comments:

DEANNA MIREAU, Self: I am President of AAMHO - AZ Association of Manufactured, RV and Park Model Home Owners; Sandy Bahr, Sierra Club - Grand Canyon Chapter: Considering the increasing extreme heat and record breaking temperatures, due in part to the changing climate, it is important that we afford people a way to stay cool.; David Noble, Self: As an electrician in the Valley for 35+ years with Noble Electric, I often install breakers for AC units in mobile homes including park models and to outlaw such AC units does not make sense. These can save lives. ROC#277223 C-11; Mary Evelyn Simpson, Self: YAVGOP PC. This is absolutely necessary for safety reasons if nothing else; deana corsa, Self: this seems like common sense bill PC Prescott; Wendy Radimer, Self: I Support this bill. Wendy Radimer Yavapai County PC; Paul Johnson, Self: I agree with this bill.. Arnold Paul Johnson, Yavapai County PC; Kathleen Noble, Self: HB2168 extends the law that the AZ Leg passed last year that will save lives of people- especially the elderly and disabled- who live in RVs during the extreme summer heat. We know individuals in Quartzite who can barely keep their home at 97 last yr

HB2193, captive insurers; certificate of dormancy

Support:

Marc Osborn, Arizona Capitive Insurance Association

HB2200, professional registration; reciprocity; endorsement

Support:

Eric Emmert, National Council Of Examiners For Engineering And Surveying; Tom Dorn, AMERICAN COUNCIL OF ENGINEERING COMPANIES OF AZ (ACEC/AZ); Janna Day, AZ AIA AMERICAN INSTITUTE OF ARCHITECTS; Mackenzie Shane, GREATER PHOENIX CHAMBER OF COMMERCE; Lawrence Wiegman, representing self; Kurt Winter, representing self; Judith Stapley, representing self

ATTACHMENT 2

All Comments:

Mackenzie Shane, GREATER PHOENIX CHAMBER OF COMMERCE: Signing in supportive of HB2200 on behalf of the Greater Phoenix Chamber.; Lawrence Wiegman, Self: Provided the license from another state meets or exceeds Arizona State requirements.; Kurt Winter, Self: DD of Board of Technical Registration. Answer questions if needed.; Judith Stapley, Self: I am the ED for the Board of Technical Registration. This bill will create an additional pathway for expedited licensure for professionals. I'm available for any questions.

HB2371, planning; home design; restrictions; prohibition

Testified in support:

Spencer Kamps, HOME BUILDERS ASSOCIATION OF CENTRAL AZ; Jake Hinman, ARIZONA NEIGHBORHOOD PROJECT; Anna Hernandez, representing self

Testified as neutral:

Marvin Borsand, representing self; Tom Farley, Arizona Association Of Realtors

Testified as opposed:

Eric Orsborn, representing self; Jana Granillo, representing self; Jackie Rich, representing self; Nick Ponder, LEAGUE OF ARIZONA CITIES & TOWNS, PHOENIX, CITY OF; Neal Haddad, representing self; Susan Edwards, representing self; Mary Ziola, representing self; Carol Ayotte, representing self; Mayor Julia Wheatley, representing self; Paul Davenport, representing self

Support:

Emily Ryan, Southern Arizona Home Builders Association; Janna Day, AZ AIA AMERICAN INSTITUTE OF ARCHITECTS; James Manley, PACIFIC LEGAL FOUNDATION; Kirin Goff, representing self; Elizabeth Goff, representing self; Jason Schmeckpeper, representing self; Francisco "Hugo" Polanco, Rural Arizona Action (RAZA); Christian Solorio, representing self; Harold Bergsma, representing self; Elise Moljohn, representing self; Trevor Malzewski, representing self; Mary Evelyn Simpson, representing self; deana corsa, representing self; Lawrence Wiegman, representing self; Wendy Radimer, representing self; Paul Johnson, representing self; Dennis J Legere, ARIZONA HOMEOWNERS COALITION

Oppose:

Dave Long, representing self; Mayor Robyn Prud'homme-Bauer, representing self; Karen Kruse, SAHUARITA, TOWN OF; Rob Bohr, GILBERT, TOWN OF; Opal Wagner, representing self; Miranda DeWitt, MESA, CITY OF; Councilman Jeffrey Brown, representing self; Kristin Clark, representing self; Bethany Gunter, representing self; Wally Campbell, representing self; Barbara Parker, representing self; Ginna Carico, GOODYEAR, CITY OF; Peggy J McMahon, representing self; Angela Faber, representing self; Devon Updegraff-Day , representing self; Hayley Barry , GLENDALE, CITY OF; Carol Stines, representing self; Bob Alonzo, representing self; Judy Alonzo, representing self; Margaret Fernandez, representing self; Dale Wiebusch, "SCOTTSDALE, CITY OF "; Doris Mills, representing self; Lois Shugarr, representing self; Katy Proctor, City Of Maricopa; Andrea De La Cruz, MARANA, TOWN OF; Robert Wisler , APACHE JUNCTION, CITY OF; Ilse Contreras, PHOENIX, CITY OF; Ashley Harder, representing self; Tom Doescher , representing self; John Raeder, BUCKEYE, CITY OF; Judy Keane , City Of Peoria; Heather Bernacki Wilkey, QUEEN CREEK, TOWN OF; Karl Shaddock, ORO VALLEY, TOWN OF; Lee Busenbark, representing self

All Comments:

Harold Bergsma, Self: This bill needs work but it's headed in the right direction. Smaller lots, smaller units will contribute to lower cost residences. Zoning needs to allow for that.; Trevor Malzewski, Self: This bill is a must-pass

for making starter homes broadly available to the next generation. Housing cannot be built if zoning codes do not allow for it, and will not be affordable if they continue to eat up to 50% of the cost of a home; Mary Evelyn Simpson, Self: YavGOP PC. Support any reasonable decrease in regulations that will help improve the affordable housing crisis; deana corsa, Self: pc Prescott; Wendy Radimer, Self: I Support this bill. Wendy Radimer Yavapai County PC; Paul Johnson, Self: I agree with this bill.. Arnold Paul Johnson, Yavapai County PC; Dennis J Legere, ARIZONA HOMEOWNERS COALITION: We strongly support this and the many similar bills that restrict municipalities from mandating the creation of planned communities and condominiums.; Eric Orsborn, Self: Opposed; Jana Granillo, Self: Because each neighborhood is different, access, emergency, density etc. I find that prescriptive wide sweeping legislation interferes with my property rights. As a general principal in local governance. this removes my voice in local govt.; Jackie Rich, Self: Zoning creates order and enables the rational allocation of services and sizing of infrastructure. Muni regulation does more good than harm. Chaos created by deregulation would damage property values and NOT create starter homes.; Neal Haddad, Self: This zoning deregulation bill removes citizens' ability to have a voice about planning their neighborhoods. Setbacks, lot sizes and lot coverage impact infrastructure, public safety and traffic safety. Please consider all ways this bill harms us all; Susan Edwards, Self: Who are you building for? Arizonans or more out-of-state investors? With 61,000 Arizona homes already lost to short-term rentals and over 1/4 of Central AZ homes owned by investors now, how are you preventing total sale of our state here?; Mary Ziola, Self: HB2371 will eliminate Cities to require developer to host neighborhood meetings to provide feedback. Design standards prevent overcrowding, keep neighborhood appeal and property values. Many communities don't want neighborhoods with high density.; Carol Ayotte, Self: Zoning and development for housing needs to stay at the city/town level not at the state level where the citizens have no voice in their community; Paul Davenport, Self: HB237l's intent statement essentially contends that heavy--handed state mandates are a necessary response to the housing shortage. That contention ignores more reasonable policy choices that don't undermine local control. Weigh the pros and cons.; Opal Wagner, Self: Professional civil engineers and city planners are best qualified to set zoning rules - not state legislators. The proposals in this bill to increase lot coverage and reduce setbacks can lead to unforeseen consequences flooding & the spread of fire.; Barbara Parker, Self: This DOES infringe upon personal property rights because it is for URBAN greater than 70K. That creates Urban Sprawl and affects existing owners rights. This bill needs to be made for LESS than 70K... or RURALLY, we need to build out! Not up on top.; Peggy J McMahon, Self: This is trying to take a sledgehammer to local cities and towns right to govern land use and homes and hand it over to the State Legislature. NO REASON for this bill. Creating a problem not solving one. Overreaching into town/cities governing.; Margaret Fernandez, Self: Who benefits? Sponsor? Developers? Who loose? Home owners!; Doris Mills, Self: Discovered this is the wrong direction.; Katy Proctor, City Of Maricopa: Oppose removing the voice of our residents from decisions on how our community expands. Also, state infrastructure (specifically SR 347) needs to be expanded immediately if density is expected to triple/quadruple in new developments.; Judy Keane , City Of Peoria: City of Peoria; Heather Bernacki Wilkey, QUEEN CREEK, TOWN OF: Will testify if needed; Lee Busenbark, Self: I am opposed to this legislation as it takes away neighborhood and community rights to have input and say in their city and the development that happens around them. The public must have the right to provide input on rezoning requests.

HB2626, manufactured housing; certification; compliance

Support:

Brian Tassinari, MANUFACTURED HOUSING INDUSTRY OF AZ; Thomas Dunn, MANUFACTURED HOUSING INDUSTRY OF AZ

All Comments:

Thomas Dunn, MANUFACTURED HOUSING INDUSTRY OF AZ: streamlines and increases efficiency to the process

PLEASE COMPLETE THIS FORM FOR THE PUBLIC RECORD

HOUSE OF REPRESENTATIVES

Please PRINT Clearly

Committee on Commerce Bill Number HB2371

Date 1-28-25 ☐ Support ☑ Oppose ☐ Neutral

Name BARBARA WYLLIE Need to Speak? ☑ Yes ☐ No

Representing Me Are you a registered lobbyist? ____

Complete Address _____

E-mail Address _____ Phone Number 6029997446

Comments: _____

_____

*****FIVE-MINUTE SPEAKING LIMIT*****

ARIZONA STATE LEGISLATURE

Fifty-seventh Legislature - First Regular Session

COMMITTEE ATTENDANCE RECORD

COMMITTEE ON **COMMERCE**

CHAIRMAN: Jeff Weninger VICE-CHAIRMAN: Michael Way

	DATE	01/14/25	1/28/25	/25	/25	/25
	CONVENED	2:07pm	2:05pm	m	m	m
	RECESSED					
	RECONVENED					
	ADJOURNED	5:10pm	4:10pm			
MEMBERS						
Aguilar		✓	✓			
Blackman		✓	✓			
Cavero		✓	✓			
Connolly		✓	✓			
Diaz		✓	✓			
Hendrix		✓	✓			
Villegas		✓	✓			
Wilmeth		✓	✓			
Way, Vice-Chairman		✓	✓			
Weninger, Chairman		✓	✓			

√ Present --- Absent exc Excused

ATTACHMENT 3

ARIZONA HOUSE OF REPRESENTATIVES

Fifty-seventh Legislature
First Regular Session

HB 2168: long-term RVs; cooling; prohibition
Sponsor: Representative Gress, LD 4
Committee on Commerce

Overview

Prevents a recreational vehicle park landlord from prohibiting the installation of cooling methods on a tenant's recreational vehicle.

History

The Recreational Vehicle Long-Term Rental Space Act regulates and determines rights, obligations and remedies for a recreational vehicle space that is rented in a recreational vehicle park or mobile home park by the same tenant under a rental agreement for more than 180 consecutive days (A.R.S. § 33-2101).

A landlord must adopt written rules concerning the tenant's use and occupancy of the premises. Such rules are enforceable against the tenant only if: 1) they apply to all tenants on the premises in a fair manner; 2) they are sufficiently explicit in prohibition, direction or limitation of the tenant's conduct to fairly inform the tenant of what the tenant must or must not do to comply; 3) they are not for the purpose of evading the obligations of the landlord; and 4) the prospective tenant has a copy of the current rules before entering into the rental agreement. A new tenant who brings a recreational vehicle into a park or who purchases an existing recreational vehicle or mobile home must comply with all current rules.

Statute outlines prohibitions for landlords pertaining to the tenant's use and occupancy, including requiring an existing tenant to furnish permanent improvements that cannot be removed without damage to the improvements or to the recreational vehicle space by a tenant at the expiration of the rental agreement (A.R.S. § 33-2132).

Provisions

1. Precludes a recreational vehicle park landlord from prohibiting a tenant from installing reasonably necessary commercial cooling methods on the tenant's recreational vehicle (Sec. 1).

☐ Prop 105 (45 votes) ☐ Prop 108 (40 votes) ☐ Emergency (40 votes) ☐ Fiscal Note

ATTACHMENT 4

Fifty-seventh Legislature
First Regular Session

Commerce
H.B. 2168

PROPOSED
HOUSE OF REPRESENTATIVES AMENDMENTS TO H.B. 2168
(Reference to printed bill)

Amendment instruction key:
[GREEN UNDERLINING IN BRACKETS] indicates text added to statute or previously enacted session law.
[Green underlining in brackets] indicates text added to new session law or text restoring existing law.
[~~GREEN STRIKEOUT IN BRACKETS~~] indicates new text removed from statute or previously enacted session law.
[~~Green strikeout in brackets~~] indicates text removed from existing statute, previously enacted session law or new session law.
<<Green carets>> indicate a section added to the bill.
<<~~Green strikeout in carets~~>> indicates a section removed from the bill.

The bill as proposed to be amended is reprinted as follows:

Section 1. Section 33-2132, Arizona Revised Statutes, is amended to read:

33-2132. Rules

A. A landlord shall adopt written rules, however described, concerning the tenant's use and occupancy of the premises. Rules are enforceable against the tenant only if:

1. They apply to all tenants on the premises in a fair manner.

2. They are sufficiently explicit in prohibition, direction or limitation of the tenant's conduct to fairly inform the tenant of what the tenant must or must not do to comply.

3. They are not for the purpose of evading the obligations of the landlord.

4. The prospective tenant has a copy of the current rules before entering into the rental agreement.

B. If the owner or agent adds, changes, deletes or amends any rule, the owner or agent shall provide notice in writing of all additions, changes, deletions or amendments to all tenants thirty days before they become effective. Any rule or condition of occupancy that is unfair and deceptive or that does not conform to the requirements of this chapter is unenforceable. A rule adopted after the tenant enters into the rental agreement is enforceable against the tenant only if the rule does not substantially modify the rental agreement. For purposes of this subsection, notice shall be by personal delivery or mailed by first class or certified mail.

C. A landlord shall not:

1. Deny rental unless the prospective resident cannot conform to park rules. A landlord is not required to enter into an initial recreational vehicle space agreement in excess of one hundred seventy-nine days.

Adopted ✓ # of Verbals _____
Failed _____ Withdrawn _____
Not Offered ____ Analysts Initials ___

ATTACHMENT 5

2. Charge an exit fee to a tenant whose rental agreement has expired.

3. Require a person as a precondition to renting, leasing or otherwise occupying a recreational vehicle space in a recreational vehicle or mobile home park to pay an entrance or exit fee, unless the fee is for services that are actually rendered or pursuant to a written agreement.

4. Deny any resident of a recreational vehicle park the right to sell the recreational vehicle at a price of the resident's own choosing during the term of the tenant's rental agreement, but the landlord may reserve the right to approve the purchaser of the recreational vehicle as a tenant. This permission shall not be unreasonably withheld, except that the landlord may require, in order to preserve or upgrade the quality of the recreational vehicle park, that any recreational vehicle not compatible with the other recreational vehicles in the park, in a rundown condition or in disrepair be removed from the park within sixty days. Within ten days after a written request by the seller or prospective purchaser, a landlord shall notify the seller and the prospective purchaser in writing of any reasons for withholding approval of a purchase pursuant to this paragraph. The notice to the prospective purchaser shall identify the reasons for disapproval with reasonable specificity. The notice to the seller shall identify the reasons in summary fashion consistent with applicable federal and state consumer protection laws and shall inform the seller that the seller should consult with the prospective purchaser for more specific details.

5. Require an existing tenant to furnish permanent improvements that cannot be removed without damage to the improvements or to the recreational vehicle space by a tenant at the expiration of the rental agreement.

6. Prohibit a tenant from advertising the sale or exchange of the tenant's recreational vehicle, including the display of a for sale or open house sign on the recreational vehicle or in the window of the recreational vehicle stating the name and contact information of the owner or agent of the recreational vehicle. In addition, a tenant may display a sign on a central posting board in the park that is reasonably accessible to the public seven days a week during daylight hours.

7. Require a tenant or prospective tenant to use any specific sales agency, manufacturer, retailer or broker.

8. Require a tenant to place any additional person's name on the title to the recreational vehicle as a condition of tenancy or residency for that additional person or pay a fee or other form of penalty for failing to place an additional person's name on the title to the recreational vehicle.

9. PROHIBIT A TENANT FROM INSTALLING REASONABLY NECESSARY COMMERCIAL COOLING METHODS ON THE TENANT'S RECREATIONAL VEHICLE.

D. The landlord shall not prohibit or adopt a rule that prohibits tenants or a tenant association from meeting with permission of the tenant in the tenant's recreational vehicle or from assembling or meeting with or

without invited speakers in the park to discuss issues relating to recreational vehicle or mobile home living and affairs, including the forming of a tenant association. Such meetings shall be allowed in common facilities if such meetings are held during normal operating hours of the common facility and when the facility is not otherwise in use. The tenant or tenant association shall be allowed to post notice of a meeting on a bulletin board in the park used for similar notices and shall be allowed to include notice of a meeting in a park newsletter. Meeting notices and meetings prescribed in this subsection shall not constitute a solicitation. For the purposes of this subsection, "common facilities" means a recreation hall, a clubhouse, a community center and any outdoor common area meeting location that is used by the tenants.

E. If a tenant dies, any surviving joint tenant or cotenant continues as a tenant with the same rights, privileges and liabilities as if the surviving tenant were the original tenant.

F. A new tenant who brings a recreational vehicle into a park or who purchases an existing recreational vehicle or mobile home shall comply with all rules then in effect.

G. Pursuant to state and federal fair housing laws, a resident who has a disability as defined in section 41-1491 may have one or more persons occupy the recreational vehicle to provide necessary live-in health care, personal care or supportive services if the care or services are necessary to afford the resident with a disability an equal opportunity to use and enjoy the dwelling. The landlord shall not charge a fee for the persons rendering live-in health care, personal care or supportive services. The persons rendering live-in health care, personal care or supportive services have no rights of tenancy. Any agreement between the resident and the persons rendering live-in health care, personal care or supportive services does not modify the rental agreement between the landlord and tenant. The persons rendering live-in health care, personal care or supportive services shall comply with the rules of the park.

<<Sec. 2. Emergency

[This act is an emergency measure that is necessary to preserve the public peace, health or safety and is operative immediately as provided by law.]>>

Enroll and engross to conform
Amend title to conform

JEFF WENINGER

2168WENINGER.docx
01/24/2025
10:21 AM
H: PB/ls

ARIZONA HOUSE OF REPRESENTATIVES
Fifty-seventh Legislature - First Regular Session

ROLL CALL VOTE

COMMITTEE ON Commerce BILL NO. HB 2168

DATE January 28, 2025 MOTION: DPA

	PASS	AYE	NAY	PRESENT	ABSENT
Aguilar		✓			
Blackman		✓			
Cavero		✓			
Connolly		✓			
Diaz		✓			
Hendrix			✓		
Villegas		✓			
Wilmeth		✓			
Way, Vice-Chairman		✓			
Weninger, Chairman		✓			
		9	1	0	0

Abby Selvey
COMMITTEE SECRETARY

APPROVED:

JEFF WENINGER, Chairman
MICHAEL WAY, Vice-Chairman

ATTACHMENT 6

ARIZONA HOUSE OF REPRESENTATIVES

Fifty-seventh Legislature
First Regular Session

HB 2193: captive insurers; certificate of dormancy
Sponsor: Representative Livingston, LD 28
Committee on Commerce

Overview

Provides requirements for a captive insurer to apply for a certificate of dormancy.

History

Captive insurance serves as a form of self-insurance where the captive insurer is owned by the insured and provides insurance to its non-insurance parent company. A *captive insurer* is any pure captive insurer, agency captive insurer, group captive insurer or protected cell captive insurer that is formed, licensed and domiciled in this state. A captive insurer may only insure commercial property and casualty, surety and life and disability risks.

An applicant for a captive insurer license must submit a nonrefundable fee to DIFI and submit a license renewal fee when the captive insurer files an annual report detailing the insurer's financial condition. The director of the Department of Insurance and Financial Institutions (DIFI) may not issue a captive insurance license unless the insurer possesses and maintains prescribed minimum capital and surplus (A.R.S. §§ 20-1098.03, 20-1098.07).

Provisions

1. Allows a captive insurer to apply to DIFI for a certificate of dormancy if they:
   a) are domiciled in this state; and
   b) meet the definition of dormancy captive insurer. (Sec. 5)
2. Defines *dormant captive insurer* as a captive insurer that has both:
   a) ceased transacting the business of insurance, including issuing insurance policies; and
   b) no outstanding liabilities associated with the business of insurance or has not issued any insurance policy before filing an application for a certificate of dormancy. (Sec. 1)
3. Specifies *dormant captive insurer* does not include a captive risk retention group. (Sec. 1)
4. Asserts a certificate of dormancy is subject to renewal every five years and expires unless renewed. (Sec. 5)
5. Delineates requirements for a captive insurer that is issued a certificate of dormancy. (Sec. 5)
6. Allows the surrender of a certificate of dormancy by submitting an application to DIFI. (Sec. 5)
7. Prohibits the dormant captive insurer from issuing insurance policies or conducting the business of insurance until DIFI approves the application to surrender. (Sec. 5)

☐ Prop 105 (45 votes)	☐ Prop 108 (40 votes)	☐ Emergency (40 votes)	☐ Fiscal Note

8. Instructs DIFI to revoke a certificate of dormancy if the insurer no longer meets the definition of dormant captive insurer. (Sec. 5)
9. Authorizes DIFI to adopt rules and procedures to implement certificate of dormancy provisions. (Sec. 5)
10. Adds, in satisfying the requirement to hold at least one annual meeting, the option to hold the meeting with its board of managers (Sec. 2)
11. Specifies the captive insurer must pay the license renewal fee between July 1 and September 1 of each year, rather than upon filing of the prescribed annual report. (Sec. 2)
12. Reduces the minimum unimpaired paid-in capital and surplus that a protected cell captive insurer must possess and maintain for licensure from $500,000 to $250,000. (Sec. 3)
13. Requires a captive insurer that is formed as a limited liability company to have at least one member of its board of managers be an Arizona resident. (Sec. 4)
14. Makes technical changes (Sec. 4).

ARIZONA HOUSE OF REPRESENTATIVES
Fifty-seventh Legislature - First Regular Session

ROLL CALL VOTE

COMMITTEE ON Commerce BILL NO. HB 2193

DATE January 28, 2025 MOTION: DP

	PASS	AYE	NAY	PRESENT	ABSENT
Aguilar		✓			
Blackman		✓			
Cavero		✓			
Connolly		✓			
Diaz		✓			
Hendrix		✓			
Villegas		✓			
Wilmeth		✓			
Way, Vice-Chairman		✓			
Weninger, Chairman		✓			
		10	0	0	0

Abby Selvey
COMMITTEE SECRETARY

APPROVED:

JEFF WENINGER, Chairman
MICHAEL WAY, Vice-Chairman

ATTACHMENT 8

ARIZONA HOUSE OF REPRESENTATIVES

Fifty-seventh Legislature
First Regular Session

HB 2200: professional registration; reciprocity; endorsement
Sponsor: Representative Wilmeth, LD 2
Committee on Commerce

Overview

Outlines the qualifications for professional registration through reciprocity or endorsement.

History

The State Board of Technical Registration (BTR) provides for safety, health and welfare of the public through the promulgation and enforcement of standards of qualification for those individuals who are registered or certified and seeking registration or certification (A.R.S. § 32-101).

The BTR serves as a regulatory agency and regulates the professions of the alarm industry (alarm agents and alarm businesses), architects, engineers, geologists, home inspectors, landscape architects and land surveyors. The BTR reviews applications for these professions and additionally accepts complaints from the public, alleging violations of the standards of practice for these fields and creates policy statements for public guidance on welfare issues related to the practice of these professions.

Individuals desiring to practice any board-regulated profession or occupation must apply for such registration or certification with the BTR. Applicants for a professional registration as an architect, engineer, geologist or landscape architect or land surveyor must pass the in-training and professional examinations in the profession in which registration is sought. An applicant for registration as an architect, engineer, geologist or landscape architect must be actively engaged in education or experience, or both, in the profession for which registration is sought for at least eight years while an applicant for land surveyor registration must be actively engaged in education or experience in the profession for which registration is sought for at least six years (A.R.S. § 32-122.01).

A "reciprocal license" means that a professional license obtained in one state can be recognized and accepted in another state, allowing the holder to practice their profession in that new state without having to retake a licensing exam or go through the full licensing process again.

Provisions

1. Declares a person who meets the outlined qualifications for registration is eligible for registration. (Sec. 1)
2. Requires an applicant for professional registration as an engineer, architect, land surveyor or landscape architect in this state through reciprocity or endorsement must hold both:

☐ Prop 105 (45 votes)	☐ Prop 108 (40 votes)	☐ Emergency (40 votes)	☐ Fiscal Note

ATTACHMENT 9

ARIZONA HOUSE OF REPRESENTATIVES
Fifty-seventh Legislature - First Regular Session

ROLL CALL VOTE

COMMITTEE ON Commerce BILL NO. HB 2200

DATE January 28, 2025 MOTION: DP

	PASS	AYE	NAY	PRESENT	ABSENT
Aguilar		✓			
Blackman		✓			
Cavero		✓			
Connolly		✓			
Diaz		✓			
Hendrix			✓		
Villegas		✓			
Wilmeth		✓			
Way, Vice-Chairman		✓			
Weninger, Chairman		✓			
		9	1	0	0

Abby Selvey
COMMITTEE SECRETARY

APPROVED:
Jeff Weninger
JEFF WENINGER, Chairman
MICHAEL WAY, Vice-Chairman

ATTACHMENT 10

ARIZONA HOUSE OF REPRESENTATIVES

Fifty-seventh Legislature
First Regular Session

HB 2626: manufactured housing; certification; compliance
Sponsor: Representative Weninger, LD 13
Committee on Commerce

Overview

Specifies manufacturers must be certified and demonstrate their ability to comply with statutory requirements relating to manufactured housing.

History

The Arizona Department of Housing (ADOH) licenses manufactured home and factory-built building dealers, installers and manufacturers, issues installation permits for manufactured homes and/or factory-built buildings and conducts installation inspections for installation permit holders. Established within the ADOH, the Office of Manufactured Housing is responsible for maintaining and enforcing quality and safety standards for, and installation of, manufactured homes, factory-built buildings, mobile homes and accessory structures (A.R.S. § 41-4002).

Statute outlines the duties of the ADOH, including issuing a certificate to indicate compliance with the construction and installation requirements relating to manufactured housing (A.R.S. § 41-4004).

Statute outlines the duties of the 9-member Board of Manufactured Housing which includes adopting rules relating to the inspection of the installation of manufactured homes, mobile homes, factory-built buildings and accessory structures and establish and maintain licensing standards and bonding requirements for all manufacturers of manufactured homes and factory-built buildings (A.R.S. § 41-4010).

Provisions

1. Requires manufacturers to be certified and demonstrate their ability to comply with statutory requirements relating to manufactured housing. (Sec. 1)
2. Removes the requirement for the ADOH to issue a certificate to indicate compliance with statutory installation requirements. (Sec. 1, 2)

☐ Prop 105 (45 votes) ☐ Prop 108 (40 votes) ☐ Emergency (40 votes) ☐ Fiscal Note

ATTACHMENT 11

ARIZONA HOUSE OF REPRESENTATIVES
Fifty-seventh Legislature - First Regular Session

ROLL CALL VOTE

COMMITTEE ON Commerce BILL NO. HB 2626

DATE January 28, 2025 MOTION: DP

	PASS	AYE	NAY	PRESENT	ABSENT
Aguilar		✓			
Blackman		✓			
Cavero		✓			
Connolly		✓			
Diaz		✓			
Hendrix		✓			
Villegas		✓			
Wilmeth		✓			
Way, Vice-Chairman		✓			
Weninger, Chairman		✓			
		10	0	0	0

Abby Selvey
COMMITTEE SECRETARY

APPROVED:

JEFF WENINGER, Chairman
MICHAEL WAY, Vice-Chairman

ATTACHMENT 12

ARIZONA HOUSE OF REPRESENTATIVES

Fifty-seventh Legislature
First Regular Session

HB 2371: planning; home design; restrictions; prohibition
Sponsor: Representative Biasiucci, LD 30
Committee on Commerce

Overview

Prescribes municipal restrictions relating to home design and development standards for single-family homes.

History

Current statute requires each municipality's planning agency and governing body to prepare and adopt, in coordination with the Arizona State Land Department, a comprehensive, long-range general plan for the development of the municipality. The general plan must include a statement of community goals and development policies, including maps and plan proposals (A.R.S. § 9-461.05).

A municipal planning agency cannot require as part of a subdivision regulation or zoning ordinance that a subdivider or developer establish an association. A municipality may require a subdivider or developer to establish an association to maintain private, common or community owned improvements that are approved and installed as part of a preliminary plat, final plat or specific plan. A municipality cannot require that an association be formed or operated other than for the maintenance of common areas or community owned property. (A.R.S. § 9-461.15)

Municipalities, in order to conserve and promote the public health, safety and general welfare, may adopt zoning ordinances that: 1) regulate the use of buildings, structures and land between agriculture residence, industry and business; 2) regulate the location, height, bulk, number of stories and size of buildings and structures, the size and use of lots, yards, courts and other open spaces, the percentage of a lot that may be occupied by a building or structure, access to incident solar energy and the intensity of land use; 3) establish requirements for off-street parking and loading; 4) establish and maintain building setback lines; and 5) establish floodplain and age-specific community zoning districts and districts of historical significance (A.R.S. § 9-462.01).

Provisions

Home Design

1. Prohibits a municipality from interfering with a home buyer's right to choose the features, amenities, structure, floor plan and interior and exterior design of a home. (Sec. 1)
2. Prohibits a municipality from requiring:
   a) a shared feature or amenity that would require certain associations to maintain or operate the feature or amenity, unless required by federal law;

☐ Prop 105 (45 votes)	☐ Prop 108 (40 votes)	☐ Emergency (40 votes)	☐ Fiscal Note

ATTACHMENT 13

b) screening, walls or fences; and
c) private streets or roads. (Sec. 1)

3. Specifies the home design provisions:
   a) do not supersede applicable building codes, fire codes or public health and safety regulations;
   b) do not apply to lots or parcels that are located on tribal land, land in a high noise or accident potential zone of a military airport or ancillary military facility; and
   c) apply to developments constructed after the effective date. (Sec. 1)

Home Size

4. Prohibits municipalities from adopting or enforcing any code, ordinance, regulation or other requirement establishing:
   a) minimum lot sizes that are greater than 1,500 square feet for new developments that are 5 or more acres in size and that will be platted and located in an area zoned for single-family residential;
   b) minimum square footage or dimensions for a single-family home that are greater than the minimum square footage or dimensions the municipality requires for any other type of dwelling unit;
   c) maximum or minimum lot coverage for a single-family home and any accessory structures;
   d) minimum building setbacks for a single-family home that are greater than 5 feet from the side lot lines and 10 feet from the front and rear lot lines; and
   e) design, architectural or aesthetic elements for a single-family home except for a single-family home on land that is designated as a district of historical significance or an area that is designated as historic on the national register of historic places. (Sec. 1)

5. Allows a municipality to enforce adopted minimum lot sizes greater than 1,500 square feet where multiple lots smaller than 5 acres with existing dwelling units are aggregated together. (Sec. 1)

6. Specifies the home size provisions:
   a) do not supersede applicable building codes, fire codes, minimum parking requirements or public health and safety regulations;
   b) do not apply to lots or parcels that are located on tribal land, land in a high noise or accident potential zone of a military airport or ancillary military facility; and
   c) apply to developments constructed after the effective date in a municipality with a population of more than 70,000 persons that is designed as an urban area or in a municipality that is located on tribal land. (Sec. 1)

7. Defines *fire code* and *fire code official.* (Sec. 1)

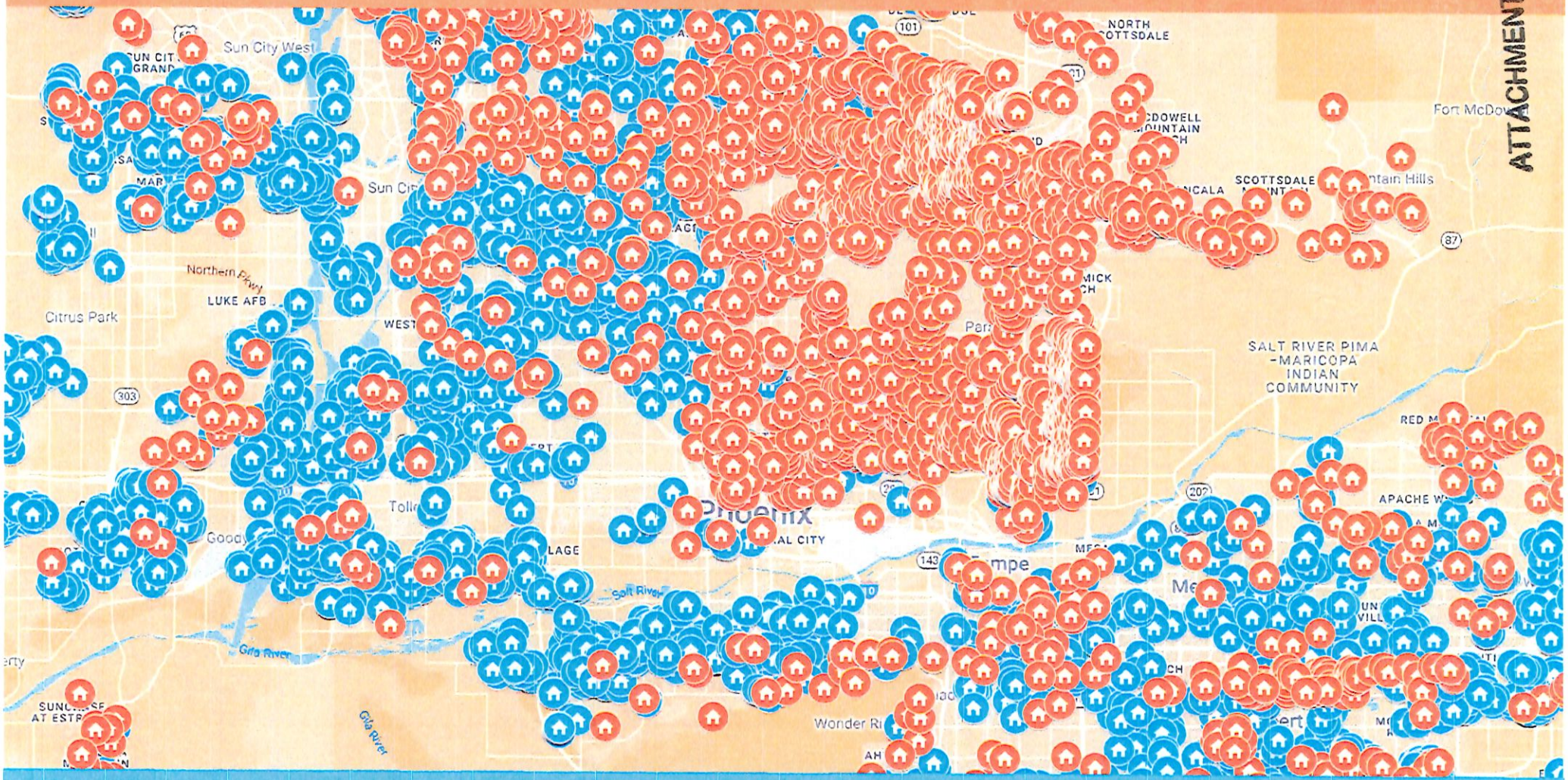
Miscellaneous

8. Includes language relating to Legislative findings and determinations regarding housing shortages, municipal restrictive regulations, property rights and preemption of further regulating a property owner's right to use their property. (Sec. 1)

9. Cites this act as the "Arizona Starter Homes Act". (Sec. 2)

COMMODIFICATION OF HOUSING

ATTACHMENT 14



Just in Maricopa County:

Blue = Wall Street Owned

(only 6k of the +/- 71k are on this map)

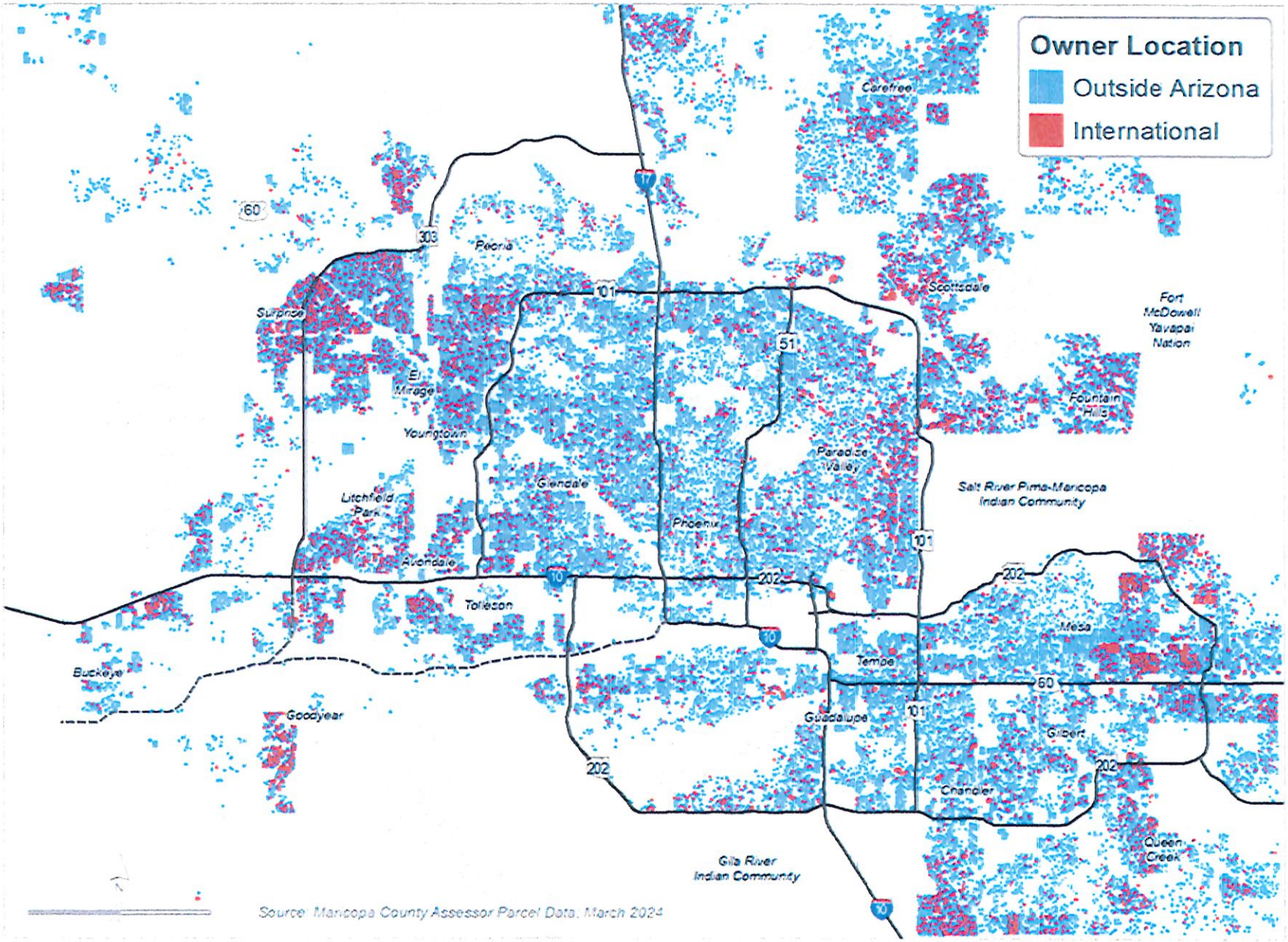
Red = Non-Owner-Occupied Short-Term Rentals

(only 3,500 of the +/- 35,000 are on this map)

ARIZONA NEIGHBORHOOD ALLIANCE

https://azmag.gov/Programs/Maps-and-Data/Land-Use-and-Housing/Housing-Data-Explorer

MARICOPA ASSOCIATION OF GOVERNMENTS – Housing Update June, 2024

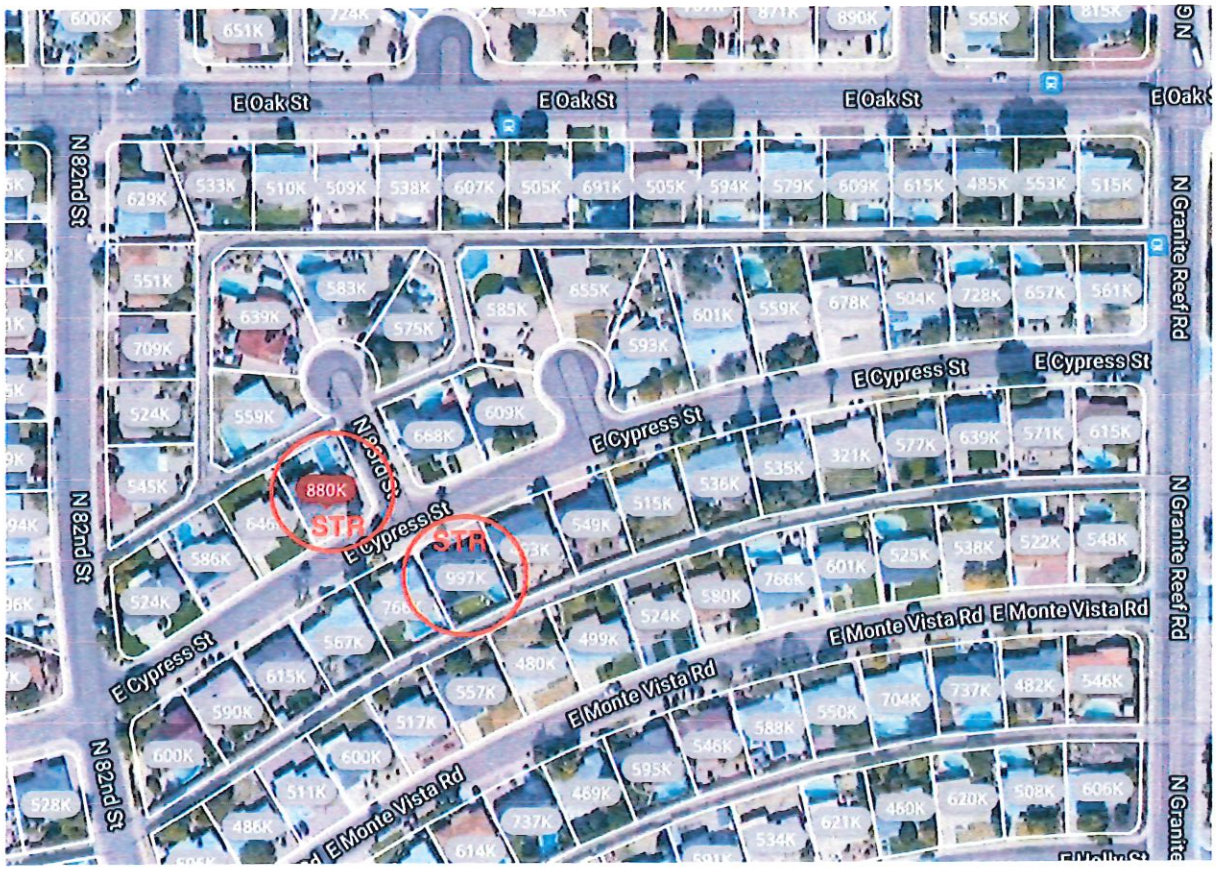


26% of the residential properties in the region (approximately 376,000 properties) is either seasonal- or investor-owned. This map shows properties owned by people outside of Arizona and outside of the U.S. 42% of properties are owned by people out of state. The top 2 states in which out-of-state owners reside are California and Washington. 4% of the housing stock are owned by international owners, most commonly from Canada.

SHORT-TERM RENTALS INFLATE HOME PRICES

SCREENSHOT OF ZILLOW MAP 12/16/23 – SOUTH SCOTTSDALE
Listing for 8264 E Cypress St, Scottsdale

- Most neighboring home values range from $500k to $650k
- Property is being sold as an STR
  - Asking $880k -- approx. 50% over area homes
  - Listed on Airbnb for **14 people** in **1618 square feet**, with a one-car garage
  - Full-price offer received in less than a week (furniture sold separately)
- STR property across the street shows value at $997k – more than 50% over area homes



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https://aznalliance.org

https://www.resiclubanalytics.com/p/2-maps-show-momandpops-institutions-homes

These 2 maps show where mom-and-pops and institutions own the most homes

ResiClub queried from the Parcl Labs API to compare mom-and-pop home ownership with institutional home ownership.

Lance Lambert
June 06, 2024

According to ResiClub's analysis using the Parcl Labs' API, these 10 housing markets had the **highest share of institutional ownership:**

1. Atlanta, GA (4.3%)
2. Jacksonville, FL (3.8%)
3. Charlotte, NC (3.2%)
4. Memphis, TN (3.1%)
5. Tampa, FL (2.8%)
6. Lakeland, FL (2.8%)
7. Orlando, FL (2.8%)
8. Indianapolis, IN (2.8%)
9. Phoenix, AZ (2.6%)
10. Las Vegas, NV (2.5%)

ARK Homes for Rent CEO John Isakson told ResiClub in April:

> "[Institutions realized], 'Hey, homebuilders are building the product that residents want to live in, let's just go buy directly from them.'
>
> Homebuilders are really benefiting from it—D.R. Horton wants to build 100,000-120,000 homes per year, do they care particularly if the buyer lives there or rents it out? No. Are they happy to sell entire communities to one buyer and shorten their capital cycle? That's a great investment for them,"

https://www.bankrate.com/real-estate/how-investors-affect-housing-shortage/

42 percent of aspiring homeowners already can't afford a down payment. Are real estate investors making things worse?

Published July 18, 2024
By TJ Porter Contributor, Personal Finance & Erik J. Martin Contributor, Personal Finance

Real estate has seen a lot of volatility over the past few years. Home prices have skyrocketed, mortgage rates have remained high and the supply of homes for sale is still well below what a balanced market requires.

Many factors have influenced this unusual housing market, of course. But one that affects the housing shortage in particular is institutional real estate investment. Redfin reports that real estate investors purchased about 44,000 homes in the U.S. during the first quarter of 2024 — that's close to 19 percent of all U.S. homes sold during that time frame. The share of lower-priced homes bought by investors was even higher at 26.1 percent.

These large investment companies are exacerbating the home inventory shortage by buying up the most affordable properties and renting them out, making it even harder for individuals and families, especially first-time homebuyers, to get themselves onto the housing ladder.

What are institutional real estate investors?

Institutional investors are typically large companies (ie, institutions) looking to make an investment that ultimately turns a profit. They can invest millions, or sometimes even billions, at a time.

These companies typically buy up sizable amounts of properties. An institutional investor might purchase 100 or more homes in a single city, creating a portfolio of properties that they can then rent out to tenants for a profit.

And they often focus on lower-priced starter homes to maximize their own profits, which then removes those homes from the market for individual residential buyers — making an already-low housing supply dip even lower.

"Most real estate investors are small players — people who have some extra cash and buy a rental property or two to generate extra income and build wealth. Institutional investors, on the other hand, buy homes on a much larger scale," says Jeff Ostrowski, a principal writer for Bankrate. "A related trend is build-for-rent homebuilding: Builders are delivering new single-family homes to investors rather than to individual homebuyers."

These investors are "certainly competing for homes — especially three-bedroom houses that are the bread and butter of the U.S. housing market — and thereby pushing up prices to a degree," Ostrowski says. "That said, the housing market would be a challenging one for buyers even if institutional investors stopped buying immediately."

How investors affect housing inventory

Some fear that investors are creating a long-term shortage of inventory in these markets. "When a hedge fund comes in and buys up a bunch of single-family properties, those houses are gone," says Doug Greene, owner of Philadelphia-based Signature Properties. "And if they ever decide to sell, it will be to another large institution, which means they may never come back onto the market for the regular homebuyer."

What homebuyers can do

There is still hope for house hunters, though. Even if you live in a market where real estate investors have taken up a lot of the inventory, here are a few things you can do to improve your chances of buying a home.

- **Sweeten your offer:** Cash deals are part of what makes corporate homebuyers so appealing to sellers. While all-cash offers are out of reach for most people, companies like Ribbon and Flyhomes will finance what amounts to an all-cash offer for you, which can help your offer stand out in a crowd. You can also reduce the financing risk sellers face by offering a larger down payment — there are many down payment assistance programs out there to help up the amount you can put down. "Additionally, make sure to get a preapproval for financing so that you can move quickly," says Ostrowski.
- **Go light on contingencies:** Make it easier for a seller to say yes by lessening the amount of conditions you place on the purchase. Waiving certain contingencies, such as the home inspection, can be risky, but it can be done without getting burned if it helps you compete. Being flexible in other ways, such as letting the seller dictate the closing timeline, can also help.
- **Expand your horizons:** If you're looking in a truly tough town, you may want to consider options in a less expensive housing market. Finding success with a purchase outside your initial search zone will give you the chance to start building equity — and you may eventually be able to trade up to a home in your desired area.
- **Reconsider your needs:** Choosing a condo or townhome instead of a single-family detached home can get you on the homeownership track more quickly and help you begin building equity for a much lower entry price. Many young buyers have gotten even more creative with homeownership: 10 percent of millennials (ages 28-43) have purchased a home with a friend, and 7 percent have bought with a relative other than their spouse or domestic partner, according to a recent Bankrate study. Also, "think about buying a duplex or a triplex and renting out part of the property to help cover your mortgage," Ostrowski says.

Bottom line

Institutional real estate investing is a significant factor exacerbating the housing shortage. These investors often target lower-priced starter homes, further reducing the already-limited supply available to individual buyers, particularly first-time purchasers. Working closely with an experienced local real estate agent can help house-hunters find options that work for their budget and needs, improving your chances of finding the right home for the right price.

TJ Porter is a contributing writer for Bankrate with eight years of experience writing about finance. TJ writes about a range of subjects, from budgeting tips to bank account reviews.

Erik J. Martin is a Chicago area-based freelance writer/editor whose articles have been featured in AARP The Magazine, Reader's Digest, The Costco Connection, The Motley Fool and other publications. He often writes on topics related to real estate, business, technology, health care, insurance and entertainment.

Protecting the residential integrity of Arizona's neighborhoods

https://aznalliance.org

HOW SHORT-TERM RENTALS MAKE ARIZONA'S HOUSING SHORTAGE WORSE

10/30/20

ARIZONA (Potential >10% Underestimate)*	AirDNA STR LISTINGS*	HOMES LOST TO STRs *	Private Room STRs	Avg # of LISTINGS AVAIL. 1-90 NIGHTS	Avg # of LISTINGS AVAIL. 91-180 NIGHTS	Avg # of LISTINGS AVAIL. 181-270 NIGHTS	Avg # of LISTINGS AVAIL. 271-365 NIGHTS	# 1-BR STRs	# 2-BR STRs	# 3-BR STRs	# 4-BR STRs	# 5- BR STRs
TOTAL:	66,381	60,705	5,679	25,011	15,173	12,527	13,552	20496	15472	16418	9323	4687
PHOENIX/SCOTTSDALE MARKET - TOTALS:	39,502	35,401	4,103	16,459	9,392	7,224	6,426	12003	8427	8903	6584	3622
Phoenix/ Scottsdale/ Paradise Valley Sub-Market	20,929	19,379	1,551	8,563	4,836	3,869	3,693	6793	5038	3827	3244	2087
Ahwatukee Foothills	542	499	43	201	152	130	65	141	125	157	98	27
Camelback East (Arcadia &Biltmore)	2400	2160	240	1032	552	408	384	984	648	408	264	120
Camino á Lago (Arrowhead to New River)	349	321	28	122	87	77	70	147	31	59	59	52
Central Phoenix	1600	1504	96	608	352	336	304	944	400	160	80	16
Desert View (Desert Ridge to NE of 101)	967	938	29	513	222	126	106	203	261	242	164	97
Encanto/Alhambra	1100	979	121	473	264	187	176	506	297	198	77	22
Laveen	242	145	97	148	63	22	12	109	7	29	56	41
Maryvale	111	65	46	46	24	18	23	65	13	19	11	2
North Gateway (Pinnacle Peak Rd N to Anthem)	436	388	48	205	100	65	61	92	48	96	122	78
North Mountain	1000	850	150	400	220	160	210	360	250	200	130	50
South Mountain	1100	781	319	517	297	198	88	627	165	165	99	33
West Phoenix	182	122	60	93	51	22	16	111	24	25	13	7

PHOENIX/ SCOTTSDALE MARKET (3 of 3)	AirDNA STR LISTINGS*	HOMES LOST TO STRs *	Private Room STRs	Avg # of LISTINGS AVAIL. 1-90 NIGHTS	Avg # of LISTINGS AVAIL. 91-180 NIGHTS	Avg # of LISTINGS AVAIL. 181-270 NIGHTS	Avg # of LISTINGS AVAIL. 271-365 NIGHTS	# 1-BR STRs	# 2-BR STRs	# 3-BR STRs	# 4-BR STRs	# 5- B STR
New River (Includes Wranglers Roost)	14	12	2	5	1	4	4	6	4	0.0	0	4
Peoria	479	412	67	225	101	81	72	91	101	168	81	38
Queen Creek	422	380	42	169	97	89	68	122	30	114	101	55
San Tan Valley (Includes Magnolia Grove)	251	216	38	118	53	55	23	43	38	98	63	10
Sun City	305	287	18	189	82	24	12	52	186	58	6	0
Surprise	680	612	68	326	177	95	82	143	136	224	122	54
Tempe	2300	1955	345	874	552	437	414	874	506	529	299	69
Tolleson	150	90	60	86	32	18	14	71	17	24	30	11
Tonopah	17	14	3	11	1	5	0	8	4	3	1	1
Westbrook Village	159	142	17	84	29	25	22	19	52	46	30	11
Wickenburg	225	214	11	81	63	52	29	115	52	50	7	2
Wittman	13	13	0	9	2	2	0	3	3	1	4	2

SEDONA MARKET	AirDNA STR LISTINGS*	HOMES LOST TO STRs *	Private Room STRs	Avg # of LISTINGS AVAIL. 1-90 NIGHTS	Avg # of LISTINGS AVAIL. 91-180 NIGHTS	Avg # of LISTINGS AVAIL. 181-270 NIGHTS	Avg # of LISTINGS AVAIL. 271-365 NIGHTS	# 1-BR STRs	# 2-BR STRs	# 3-BR STRs	# 4-BR STRs	# 5- BR STRs
SEDONA AREA TOTALS:	5628	5162	428	115	17	3	1	1	0	0	0	0
Sedona (Includes Munds Park & Mountainaire)	3700	3589	111	814	555	703	1591	1332	777	1036	370	185
Village of Oak Creek	979	950	29	274	176	166	352	372	333	186	49	29
Camp Verde	116	103	13	34	20	21	42	65	27	20	3	2
Clarkdale	144	140	4	24	26	30	65	75	37	17	9	6
Cornville	209	176	33	73	27	33	75	102	52	27	17	13
Cottonwood	385	347	39	108	50	73	154	123	100	119	27	15
Rimrock	95	84	11	29	11	22	33	34	32	21	6	2
Jerome (segmented from Clarkdale)	34	33	1	6	6	7	15	18	9	4	2	1

PINETOP/LAKESIDE MARKET	AirDNA STR LISTINGS*	HOMES LOST TO STRs *	Private Room STRs	Avg # of LISTINGS AVAIL. 1-90 NIGHTS	Avg # of LISTINGS AVAIL. 91-180 NIGHTS	Avg # of LISTINGS AVAIL. 181-270 NIGHTS	Avg # of LISTINGS AVAIL. 271-365 NIGHTS	# 1-BR STRs	# 2-BR STRs	# 3-BR STRs	# 4-BR STRs	# 5- BR STRs
PINETOP/LAKESIDE TOTALS:	2465	2446	19	664	535	550	712	408	749	860	291	164
Pinetop	972	972	0	262	185	243	282	146	233	399	136	68
Show Low	672	665	7	175	168	155	175	74	202	249	94	54
Overgaard	409	409	0	110	86	78	131	33	229	102	20	20
Lakeside	355	348	7	92	82	67	114	121	75	99	39	21
Snowflake	44	40	4	19	11	5	8	30	6	8	0	0
Taylor	13	12	1	5	3	2	3	5	4	3	1	0

LAKE HAVASU CITY/ KINGMAN MARKET	AirDNA STR LISTINGS*	HOMES LOST TO STRs *	Private Room STRs	Avg # of LISTINGS AVAIL. 1-90 NIGHTS	Avg # of LISTINGS AVAIL. 91-180 NIGHTS	Avg # of LISTINGS AVAIL. 181-270 NIGHTS	Avg # of LISTINGS AVAIL. 271-365 NIGHTS	# 1-BR STRs	# 2-BR STRs	# 3-BR STRs	# 4-BR STRs	# 5- BR STRs
LAKE HAVASU KINGMAN TOTALS:	3480	3399	80	1136	850	809	679	502	545	1753	504	174
Lake Havasu City	2500	2475	25	775	600	625	500	275	350	1325	480	150
Bullhead City (Using 1/2 of Airdna's number, as it includes some units in NV)	367	363	4	117	99	84	62	33	77	180	62	15
Kingman	275	231	44	132	63	39	39	129	61	74	6	0
Fort Mohave	112	112	0	38	27	26	21	4	9	85	15	0
Topock	64	64	0	17	22	17	8	2	19	33	7	3
Meadview	55	51	4	16	9	6	24	26	10	17	1	1
Mohave Valley	51	50	1	16	19	4	11	2	8	29	10	2
Dolan Springs	23	22	1	6	5	4	8	13	6	4	0	0
Yucca	23	22	1	11	5	3	4	14	3	3	0	3
Chloride	10	9	1	7	1	1	1	4	2	3	1	0

"ARIZONA AREAS" MARKET - 2 (divided by region)	AirDNA STR LISTINGS*	HOMES LOST TO STRs *	Private Room STRs	Avg # of LISTINGS AVAIL. 1-90 NIGHTS	Avg # of LISTINGS AVAIL. 91-180 NIGHTS	Avg # of LISTINGS AVAIL. 181-270 NIGHTS	Avg # of LISTINGS AVAIL. 271-365 NIGHTS	# 1-BR STRs	# 2-BR STRs	# 3-BR STRs	# 4-BR STRs	# 5- BR STRs
NORTHWEST ARIZONA	**2241**	**2154**	**87**	**662**	**399**	**386**	**795**	**763**	**661**	**521**	**222**	**76**
Colorado City	52	49	3	20	14	15	4	15	16	14	2	5
Fredonia	68	65	3	12	10	16	31	46	14	4	2	2
Mayer	7	7	0	2	3	1	1	3	3	1	0	0
Prescott (Includes Prescott Valley, Paulden, Dewey/Humboldt)	1500	1425	75	465	285	270	480	510	465	345	135	45
Seligman	32	32	0	12	12	3	5	20	6	6	1	0
Williams (Includes Parks)	582	576	6	151	76	81	274	169	157	151	81	23
NORTHEAST ARIZONA	**1071**	**952**	**119**	**206**	**201**	**201**	**461**	**314**	**275**	**254**	**145**	**77**
Alpine	331	311	20	63	70	60	136	73	122	66	33	36
Chinle	25	25	0	6	14	2	3	15	4	3	3	0
Holbrook	43	42	1	12	6	11	14	27	7	6	3	0
Page	592	503	89	95	89	112	296	166	118	166	101	36
Saint Johns (Includes Eagar)	42	37	5	12	13	6	10	16	7	9	5	5
Winslow	38	34	4	18	9	9	2	18	16	4	0	0

* *AZNA estimates there are likely 75,000 STRs in AZ. Though AirDNA recently added a number of marketers to their surveys besides Airbnb and VRBO, there are many, many others. Also, more and more STR operators are listing privately to avoid fees. AZ doesn't require platforms to list properties on their TPT tax remittances, and no mechanism exists to enforce the license requirement. Result: only about 5500 TPT licenses have been issued for all AZ STRs as of 6/30/24 -- a 7-8% compliance rate.*

AirDNA's Definitions of Listings: *STR Listings are short-term rentals that were "available to be booked or received a booking for at least 1 day in the previous month."*

In 2016, Senate Bill 1350 opened the floodgates for short-term rentals in Arizona. We now have over 70,000.

WHY ARE THERE ONLY 5500 TPT LICENSES?

ARIZONA DEPARTMENT OF REVENUE ANNUAL REPORTS:

ARIZONA TRANSACTION PRIVILEGE TAX ACCOUNTS - FYE 2016-FYE 2024

COUNTY	6-30-16 HOTEL/ MOTEL TPT ACCTS FYE 2016	6-30-17 HOTEL/ MOTEL* TPT ACCTS FYE 2017	6-30-18 HOTEL/ MOTEL* TPT ACCTS FYE 2018	6-30-19 HOTEL/ MOTEL* TPT ACCTS FYE 2019	6-30-20 HOTEL/ MOTEL/ OLM TPT ACCTS FYE 2020	6-30-21 HOTEL/ MOTEL/ OLM TPT ACCTS FYE 2021	6-30-22 HOTEL/ MOTEL/ OLM TPT ACCTS FYE 2022	6-30-23 HOTEL/ MOTEL/ OLM TPT ACCTS FYE 2023	6-30-24 HOTEL/ MOTEL/ OLM TPT ACCTS FYE 2024
Apache	51	54	54	56	48	46	53	60	66
Cochise	174	174	157	168	148	156	154	162	178
Coconino	409	502	577	630	547	525	638	813	1059
Gila	74	75	85	92	86	93	101	128	142
Graham	14	14	16	14	14	14	20	20	20
Greenlee	12	14	14	12	14	13	17	16	17
La Paz	59	60	55	60	67	74	87	91	87
Maricopa	987	1159	1443	1745	1648	1572	2220	3465	4020
Mohave	175	223	248	298	268	315	415	520	655
Navajo	164	182	201	217	178	166	196	243	289
Pima	315	321	418	500	479	461	517	663	832
Pinal	111	120	85	152	130	125	144	159	183
Santa Cruz	56	51	48	52	45	45	56	56	66
Yavapai	255	316	422	492	451	464	595	766	852
Yuma	101	97	100	102	89	94	98	109	105
TOTAL	**2957**	**3362**	**3923**	**4590**	**4212**	**4163**	**5311**	**7271**	**8571**
TOTAL HOTEL/MOTEL/OLM TPT ACCOUNTS:							5311	7271	8571
LESS HOTEL/MOTEL TPT ACCOUNTS AS OF 6/30/16 (Pre-SB1350):							-2957	-2957	-2957
NET INCREASE IN TPT LICENSES FROM FY2016-FY2023:							***2354***	***4314***	***5614***
LESS ESTIMATED HOTELS ADDED (@20/Year):							-120	-140	-160
APPROXIMATE INCREASE IN STR TPT LICENSES:							***1106***	***4174***	***5454***

* Until 2020, online marketer (OLM) numbers were included, but not stated

Compiled by:

Arizona Neighborhood Alliance



ARIZONA HOUSE OF REPRESENTATIVES
Fifty-seventh Legislature - First Regular Session

ROLL CALL VOTE

COMMITTEE ON Commerce BILL NO. HB 2371

DATE January 28, 2025 MOTION: DP

	PASS	AYE	NAY	PRESENT	ABSENT
Aguilar		✓			
Blackman		✓			
Cavero		✓			
Connolly			✓		
Diaz		✓			
Hendrix		✓			
Villegas			✓		
Wilmeth		✓			
Way, Vice-Chairman		✓			
Weninger, Chairman		✓			
		8	2	0	0

Abby Selvey
COMMITTEE SECRETARY

APPROVED:
JEFF WENINGER, Chairman
MICHAEL WAY, Vice-Chairman

ATTACHMENT 15