ARIZONA HOUSE OF REPRESENTATIVES
Fifty-seventh Legislature - Second Regular Session
COMMITTEE ON COMMERCE

Report of Regular Meeting
Tuesday, February 17, 2026
House Hearing Room 5 -- 2:30 P.M. UPON ADJOURNMENT OF REGULAR COM

RECEIVED
CHIEF CLERKS OFFICE
FEB 19 2026

Convened 8:22 P.M.
Recessed
Reconvened
Adjourned 8:37 P.M.

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

Members Not Present

Agenda
Original Agenda – Attachment 1

Request to Speak
Report – Attachment 2

Committee Attendance
Report – Attachment 3

Presentations

Name	Organization	Attachments (Handouts)

Committee Action

Bill	Action	Vote	Attachments
HB2342	DPA	9-1-0-1	4,5,6
HB2244	DPA	10-0-0-1	7,8,9

Keesha Esquerette
Keesha Esquerette, Committee Secretary
February 19, 2026

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

Con: 8:22 p.m
Adj: 8:37 p.m

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Fifty-seventh Legislature - Second Regular Session

SPECIAL MEETING AGENDA

COMMITTEE ON COMMERCE

DATE Tuesday, February 17, 2026 ROOM HHR 5 TIME Upon adjournment of Regular COM

Members of the public may access a livestream of the meeting here:
https://www.azleg.gov/videoplayer/?clientID=6361162879&eventID=2026021125

Members:

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

Bills		Short Title	Strike Everything Title
HB2244	DPA	evictions; satisfaction of judgments (Blackman)	
	10-0-0-1	COM, RULES	
HB2342	DPA	homeowners' associations; shade structures (Travers: Weninger, Willoughby)	
	9-1-0-1	GOV w/d, COM, RULES	

ORDER OF BILLS TO BE SET BY THE CHAIRMAN

VC
02/16/2026

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 (2/17/2026)

HB2128, homeowners' associations; condominiums; actions; meetings

Support:

David Winstanley, representing self; Lisa Marx, representing self; Dennis J Legere, ARIZONA HOMEOWNERS COALITION; John Krahn, representing self; Michele Morrison, representing self; Linda Ross, representing self; Charmaine Roth, representing self; Roseanne and Steve Elson, representing self; Melanie Teixeira, representing self; Pierre Desombre, representing self; Raymond Wasson, representing self; Kathleen Harden-Wasson, representing self; deana corsa, representing self; Irene Smith, representing self; Teresa Pinter, representing self; Clare Scarpulla, representing self; Julia Abston, representing self; Shirley Diane Mier, representing self; Denise Priddy, representing self; Leo Brown, representing self; Henry Schubel, representing self; Diana Dow, representing self; Kathryn Kendall, representing self; Jeff Carr, representing self; James Roth, representing self; Ann Friday, representing self; Larry Springer, representing self

Oppose:

Lynelle Glysson, representing self; Spencer Kamps, HOME BUILDERS ASSOCIATION OF CENTRAL AZ

All Comments:

David Winstanley, Self: This bill corrects a conflict in law between 33-1804 and 10-3821 that permits HOA boards to make decisions without visibility of their constituents. It is critical to correct so HOA homeowners have visibility in their own communities.; Lisa Marx, Self: Dennis Legere will present my statement.; Dennis J Legere, ARIZONA HOMEOWNERS COALITION: The purpose of this section is to ensure transparency in the association business for the homeowners who pay for it all. The use of "Action without a meeting" is one way this law is violated daily across the state. Minor amendment required.; John Krahn, Self: If I am unable to attend in person (or virtualy), please allow Dennis Legere to testify on my behalf; Michele Morrison, Self: Many HOA management companies advise boards to make decisions by written consent and outside noticed meetings, effectively rendering ARS 33-1804 & 33-1248 meaningless, especially when boards adopt policies broadly opposed by the community.; Roseanne and Steve Elson, Self: our HOA has abused the executive sessions on many occasions and circumventing open meeting law by gaining support for their position by talking to other board members individually resulting in little to no discussion during the open meeting.; Clare Scarpulla, Self: Our HOA Board lacks transparency. They routinely discuss topics and make decisions in closed meetings. The 'action without a meeting' is misused with little documentation. They also go into 'executive sessions' for reasons not applicable.; Denise Priddy, Self: Transparency in our HOA is a major issue. The HOA board of directors will not provide essential information and/or misrepresent and mislead the owners in the HOA whenever they don't want owners to know the purpose of their actions or inactions.; Diana Dow, Self: Our HOA denied a permitted request, revised rules mid-process, and used executive sessions to hide decisions. This opaque, punitive process caused legal costs. HB-2128 promotes transparency. Please vote YES.; Jeff Carr, Self: Open meetings are crucial; James Roth, Self: This provides for more transparency and limits abuse of 'action without a meeting" by boards.; Ann Friday, Self: My HOA uses the Executive session exceptions for item discussions that should be conducted in open meetings. My husband was a

Attachment 2

board member. They would continue even after he told them they must stop. Also emergency exception to use email to vote.; Larry Springer, Self: As a former board member I have seen this used to avoid informing the membership of actions taken.; Spencer Kamps, HOME BUILDERS ASSOCIATION OF CENTRAL AZ: Neutral with Weninger amendment

HB2255, teachers academy; community college students

Support:

Lauren Armour, MARICOPA COUNTY COMMUNITY COLLEGE DIST; Jessica Rainbow, MOHAVE COMMUNITY COLLEGE; Kristen Boilini, YAVAPAI COLLEGE; Beverly Janowitz-Price, representing self; Christina Mollica, representing self; Becky Sayler, representing self; Carol Poole, representing self; Francesca Pardes, representing self; Maryann Kenney, representing self; Dee Maitland, representing self; Danny Baker, representing self; Judith Lohr, representing self; Courtney Coolidge, AZ CHAMBER OF COMMERCE; Mary Elizabeth Pollard, representing self; Mary Beth Tripp, representing self; Michele Garrick Nave, representing self; Terri Farneti, representing self; Cheryl McCutcheon, representing self; Lois Hansen, representing self; Shelley Erickson, representing self; Mackenzie Shane, GREATER PHOENIX CHAMBER OF COMMERCE; Greg Olszta, representing self; Ruth Porter-Tilman, representing self; Leslie Cox, representing self; Shana Hornstein, representing self; Margaret Deming, representing self; Pam Spicer, representing self; Carolyn Drennan, representing self; Judy Shivack, representing self

Oppose:

Shari Schroeder, representing self

All Comments:

Lauren Armour, MARICOPA COUNTY COMMUNITY COLLEGE DIST: Maricopa Community Colleges urges support for allowing our bachelor's of education students to receive four years of Arizona Teachers Academy scholarship funding.; Francesca Pardes, Self: It is great that this bill expands the Teachers Academy scholarship for community college students to 4 years; supporting an affordable means to teacher certification. It increases access to higher education & helps expand the teacher workforce in AZ; Maryann Kenney, Self: Helpful to increase access to higher ed and teacher certification; Danny Baker, Self: We need qualified, certified teachers in Arizona. Please support this bill.; Cheryl McCutcheon, Self: I believe this bill will increase access to higher education and diversify the teaching workforce by facilitating a lower-cost pathway to teacher certification.; Lois Hansen, Self: This bill will increase access to higher education and diversify the teaching workforce by facilitating a lower-cost pathway to teacher certification.; Margaret Deming, Self: All for anything to improve the quality of teachers in the AZ education system.; Judy Shivack, Self: I support affordable pathways to teacher certification given the teacher shortage.; Shari Schroeder, Self: I'm against any bill that does not extend to all forms of education that my tax dollars fund

HB2397, homeowners' associations; property covenants; disclosures

Support:

Dennis J Legere, ARIZONA HOMEOWNERS COALITION; Linda Ross, representing self; Charmaine Roth, representing self; Melanie Teixeira, representing self; Lisa Marx, representing self; Pierre Desombre, representing self; Raymond Wasson, representing self; Kathleen Harden-Wasson, representing self; deana corsa, representing self; Teresa Pinter, representing self; Clare Scarpulla, representing self; Julia Abston, representing self; Shirley Dlane Mier,

representing self; Denise Priddy, representing self; Leo Brown, representing self; Henry Schubel, representing self; Diana Dow, representing self; Jeff Carr, representing self

Neutral:

Tom Farley, Arizona Association Of Realtors; James Roth, representing self

Oppose:

Daniel Stasi, representing self; Lynelle Glysson, representing self; Spencer Kamps, HOME BUILDERS ASSOCIATION OF CENTRAL AZ

All Comments:

Dennis J Legere, ARIZONA HOMEOWNERS COALITION: This bill reflects 10 years of effort to finally address inadequate disclosure requirements for home buyers. The amendment is still a work in progress as vital provisions were removed or significantly altered WITHOUT the consensus of the homeowners.; Lisa Marx, Self: Unbale to; Clare Scarpulla, Self: There have been several lawsuits and an investigation against my HOA, which ought to have been required to be disclosed to potential home buyers without a specific request.; Denise Priddy, Self: We were informed that the common area directly behind our home was owned and maintained by the HOA.The HOA has not maintained the area and the common area is a major fire danger as noted in 3 violation letters from the local fire dept fire marshal.; Diana Dow, Self: HB-2397 increases HOA transparency and accountability by limiting arbitrary covenants, requiring accurate buyer disclosures, and clarifying member and board duties. It protects property rights and prevents spiteful actions. Please vote YES.; Jeff Carr, Self: We need full disclosure; Daniel Stasi, Self: Terms in this bill can be interpreted differently. Being "spiteful" will be seen by one side as just being fair and by the other side as unfair.; Spencer Kamps, HOME BUILDERS ASSOCIATION OF CENTRAL AZ: Neutral with the Weninger Amendment

HB2429, vacation rentals; short-term rentals; occupancy

Support:

Kathryn Senseman, City Of Sedona; Tom Savage, LEAGUE OF ARIZONA CITIES & TOWNS; Theresa Prichard, representing self; Paul Davenport, representing self; Carol Rohe, representing self; Tom Farley, Arizona Association Of Realtors, AIRBNB, INC; Sandra Stark, representing self; Michael Racy, Lobbyist, PIMA COUNTY; Dave Long, representing self; Janie Hydrick, representing self; Mayor Robyn Prud'homme-Bauer, Clarkdale, representing self; Judith Simons, representing self; Dwight Kadar, representing self; Andrea Kadar, representing self; Mary Pradelt, representing self; Karen Kruse, COCONINO COUNTY; Sandra Kravetz, representing self; Marguerite Chaikin, representing self; Rebecca Smith Gross, representing self; Peggie Jo Vincent, representing self; Henne Queisser, representing self; Kevin Brown, representing self; Opal Wagner, representing self; Jeanne Casteen, representing self; Mary Ann Graffagnino, representing self; David Higuera, representing self; Lisa Olson, representing self; Christina Mollica, representing self; Dianne Post, representing self; Alice Stambaugh, representing self; Cynthia Couture, representing self; Sherrilynn James, representing self; Diana Roy, representing self; jacqueline Johnson, representing self; Michele Smith, representing self; Elizabeth Schauer, representing self; Gail Kamaras, representing self; Charlie Silver, representing self; Susan Morris, representing self; Brent Gibbs, representing self; Sally Harvey, representing self; Robin LaVoie, representing self; Julie Golding, representing self; Linda Schwartz, representing self; Brenda Nelson, representing self; Christine Keitges, representing self; Beverlee Loat, representing self; Chris Senko, representing self; Linda Edwards, representing self; Jeri Dow, representing self; Mary Martiniak, representing self; Allen Carlson, representing self; Katherine Lathrop, representing self; Janet Senf,

representing self; Michelle Winker, representing self; Kathy Pyner, representing self; Joan Murphy, representing self; Judy Walruff, representing self; Penny Boone, representing self; Ralph Meredith, representing self; Gayle Meredith, representing self; Valerie Policastro Edie, representing self; Vera Markgraf, representing self; Amy Etzkorn, representing self; Mariette Francis, representing self; Kathleen Dubbs, representing self; Margaret DeVries, representing self; Mary-Jeanne Fincher, representing self; Matthew Nelson, representing self; Francesca Pardes, representing self; Glenn Sollers, representing self; Roxanna Kearns, representing self; William S. James, representing self; Jo Ann Caruthers, representing self; Eileen Goldman, representing self; Edna Weigel, representing self; Mary Ganapol, representing self; Steve Gorman-Hackstadt, representing self; Carolyn Watson, representing self; Rebecca Haynes, representing self; Mary Nelson, representing self; Kristen Abrahamson, representing self; Bart James, representing self; Saher Afzal, representing self; Bonnie Oakes, representing self; Cassandra Morano, representing self; Karen Peterson, representing self; Ann Johnson, representing self; Fred Miller, representing self; Emily Norton, representing self; Kathryn Anderson, representing self; Charlotte Lis, representing self; William Yohey, representing self; Elizabeth Brauer, representing self; Mary Gaudio, representing self; Dee Maitland, representing self; Barbara Larson, representing self; Carol Garnett, representing self; Jennifer Dawson, representing self; Sandra Rizzo, representing self; Linda Block, representing self; Paula Van Derven, representing self; Amy Gaiennie, representing self; Jean Meconi, representing self; Allison Jackson, representing self; Mary Keerins, representing self; Cynthia Wagner, representing self; Nadine Smith, representing self; Nancy Hancock, representing self; Kathleen Schanus-Gohl, representing self; Nelson Morgan, representing self; Joseph Alexander, representing self; Roger Blain, representing self; Donna Corbin, representing self; Alicia Vaughan, representing self; Angela Buer, representing self; Gail Graves, representing self; Kat Ginzel, representing self; Charmaine Roth, representing self; Margaret Tinsley, representing self; Traci Garcia, representing self; John Raeder, BUCKEYE, CITY OF; Lisa Maczura, representing self; Jacqueline deSa, representing self; Michael Tarek, representing self; Jennifer Horne, representing self; Sarah Giles, representing self; Carol Campbell, representing self; Alicia Messing, representing self; Greg Olszta, representing self; Eden Winget, representing self; Eric Kadel, representing self; Frederick James, representing self; Susan Ordway, representing self; Marilyn Murov, representing self; Felisa Gilley, representing self; Suzanne Zimmerman, representing self; Mitchell Smith, representing self; Patty Goldsmith, representing self; Libby Stortz, representing self; Karen Brown, representing self; Salie Travis, representing self; Christopher Cerrato, representing self; Devon Sloan, representing self; Rivko Knox, representing self; Ann Lebert, representing self; Coconino County Supervisor Tammy Ontiveros, representing self; STACEY NORDWALL, representing self; Pamela Chittenden, representing self; Deborah Anderson, representing self; Remy Sinclair, representing self; Leonora Midgley, representing self; Barbara Lucas, representing self; Susan Ashley , representing self; Steven Esposito, representing self; Kathleen Butler, representing self; Terri Farneti, representing self; Caroline Esmond, representing self; Patricia Brunner, representing self; Susan Matheson, representing self; Zinah Burke, representing self; Allen Brown, representing self; Dieter Knecht, representing self; Sundrop Carter, representing self; Kristan Larson, representing self; Jerrold Borchardt, representing self; Danielle Hedegard, representing self; Bridget Clark-Cooper, representing self; John Cummings, representing self; Jillian Ryan, representing self; Coconino County Supervisor Patrice Horstman, representing self; Marcia Tingley, representing self; Donna Rugg, representing self; Amy Licht, representing self; Tiffany Hall, representing self; Amy Gosla, representing self; Garyh Rulapaugh, representing self; Jonathan Brechner, representing self; Janie Smieszek, representing self; Marcella Deluca, representing self; Donna Jones, representing self; Kymberli Ricks-WhiteColbourne, representing self; Christa Trexler, representing self; marcia stewart, representing self; Theresa Ryan, representing self; Ruth Porter-Tilman, representing self; James Roth, representing self; Patricia Poe, representing self; Sara Isett, representing self; Jan Allen, representing self; Janet Lewis-Weaver, representing self; Linda Meerow, representing self; Valarie Bryant, representing self; Aaron Essif, representing self; Paige Spencer, representing self; Julia Allison, representing self; Claudia Yeager-Smith, representing self; JoAnn McCay, representing self; JOHN FIENE, representing self; Clarissa Vela, representing self; Chris Hill, representing self;

William Bowlus-Root, representing self; Sue Diaz, representing self; Melinda Bell, representing self; Nadya Laliberte, representing self; Barbara Jones, representing self; Sally Evans, representing self; Kathleen Woessner, representing self; Ken Jones, representing self; Lisa Koenig, representing self; Roy L Carrington Jr., representing self; Cheryl Benefield, representing self; Mary Pena, representing self; Leigh Marino, City Of Cottonwood; Karen Perry, representing self; Christine Cielens, representing self; Michele Parent, representing self; RITA DEPUYDT, representing self; Barbara Rodman, representing self; NEIGHBORHOOD COALITION OF GREATER PHOENIX, representing self; lore dickey, representing self; Jeanmarie Haney, representing self; Kayla Lundquist, representing self; Coconino County Supervisor Jeronimo Vasquez, representing self; Kathryn Avila Hammond, representing self; Erin Dahl, representing self; Sery Johnson, representing self; Jane Johnson, representing self; Melissa Boyle, representing self; Susan Bowen, representing self; Mary Rose, representing self; Dara Marks-Marino, representing self; Dimitrios Gockel, representing self; Deirdre MacDonald, representing self; Gina Gral, representing self; Carolyn Drennan, representing self; Kathleen Sauer, representing self; Margaret Babbitt-Pierce, representing self; JD Butler, ARIZONA LODGING AND TOURISM ASSOCIATION; Jackie Rich, representing self; Sarah Grossman, representing self; Michelle Lerman, representing self; Margie Gomez, representing self; Kathryn Dorn, representing self; Kristin White, representing self; Benjamin Cromwell, representing self; Jessie Kline Loganbill, representing self; Stephen Flaaen, representing self; Sara Sparman, "SCOTTSDALE, CITY OF "; Amy Tremper, representing self; Marin Lersch, representing self; Alison Danis, representing self; Lisa Wayman, representing self

Neutral:

Susan Edwards, representing self

Oppose:

Martha O'Connor, representing self; Beverly Janowitz-Price, representing self; Judith Lohr, representing self; Wego All, representing self; Alisa McMahon, representing self; Michael Fiflis, representing self; Victoria Bacs, representing self

All Comments:

Theresa Prichard, Self: Local control of the short term rentals in our communities is much needed.; Paul Davenport, Self: I support the original bill. Communities need to be able to limit the number of STRs. The striker is helpful but falls short of what communities need.. With the striker, this bill falls are short of what is needed. .; Janie Hydrick, Self: "Locals" such as cities and counties know better when and how to regulate local short-term and vacation rentals.; Dwight Kadar, Self: The quality of life for Sedona residences is suffering because of STR's. Give us local control.; Andrea Kadar, Self: The quality of life for Sedona residences is suffering because of STR's. Give us local control.; Marguerite Chaikin, Self: Cities and Towns need to have sway over the proportion of STR homes in the mix of housing options to maintain community cohesion.; Mary Ann Graffagnino, Self: Very much needed.; David Higuera, Self: It's about local control. Cities and counties are in the best position to determine whether and how short-term rentals should be regulated in their communities. This would give them that authority. Govt closest to the people is best.; Lisa Olson, Self: The GOP-led legislature allowed for excessive rental properties in 2016, which has led to gentrification. Sedona is an example of the negative impact of pricing out everyday residents and driving a housing emergency. We must address this. I support!; Brenda Nelson, Self: This legislation addresses short-term & vacation rentals and fix the harms caused by banning local regulation. SUPPORT; Linda Edwards, Self: Local regulation is the only way to go.; Penny Boone, Self: Cities and counties need to be able to regulate the number of short-term and vacation rentals; Valerie Policastro Edie, Self: this is becoming a huge issue in Pima county; Kathleen Dubbs, Self: Local rule!; Francesca Pardes, Self: By allowing cities & counties to limit the number of short-term rentals by capping permits or licenses or requiring minimum distance requirements would certainly help everyday AZ residents' ability to find affordable housing for their families.; Roxanna Kearns, Self: Allow cities and

counties to limit the number of short-term and vacation rentals by capping permits or licenses or by establishing minimum distance requirements.; Carolyn Watson, Self: Please vote yes on this bill, allowing cities to maintain some local contol for vacation rentals. Unbridled vacation rentals have blown the housing market into a direction no one can afford. Thank you.; Rebecca Haynes, Self: The grandfather clause is still problematic, but the legislature must address the harms they caused by banning local regulation, and you have to start somewhere.; Kristen Abrahamson, Self: I agree - these short term rentals are pricing our residents out of access to reasonable rents and affordable housing.; Fred Miller, Self: Good legislation.; Elizabeth Brauer, Self: There needs to be limits on short term rentals, which are a waste of housing resources; Mary Gaudio, Self: STRs are out of control; cities and towns must be able to regulate the bad actors. Vote YES!; Barbara Larson, Self: comment; Carol Garnett, Self: Short term rentals are taking homes from local employees. It should be regulated locally.; Sandra Rizzo, Self: Cities need this for stability.; Amy Gaiennie, Self: I strongly support a bill that allows cities and counties to regulate the number of short-term and vacation rentals.; Mary Keerins, Self: Allow cities and counties to regulate the number of short-term and vacation rentals. Local regulation makes sense; Angela Buer, Self: The GOP-led legislature allowed for excessive rental properties in 2016, which has led to gentrification. Sedona is an example of the negative impact of pricing out everyday residents and driving a housing emergency. We must address this. I support!; Margaret Tinsley, Self: This is an issue that should be subject to local control. Please vote yes.; Lisa Maczura, Self: Keep regulation local. Locals know.; Jacqueline deSa, Self: Regulation of short term and vacation rentals is a good step in the right direction; Susan Ordway, Self: Not allowing local communities to limit the number of short term rentals has, in some communities, priced local residents out of the market. This is unfair, and needs to change.; Salie Travis, Self: It is time to allow cities and counties to limit the number of short-term and vacation rentals. Sedona is one example of the state's overreach in this case; allowing workers to sleep in cars is ridiculous. Support.; Martha O'Connor, Self: Harms local regulation; Allen Brown, Self: I support HB 2429. Short term rentals have helped to price the average person out of home ownership. Allowing cities and counties to limit short term vacation rentals fixes a problem that was previously created by the Arizona legislature.; Jerrold Borchardt, Self: In 2016 the legislature banned local regulation, which adversely affected the housing market. This bill will address some of the harms caused by that 2016 bill. I don't like it, but I SUPPORT this bill.; Bridget Clark-Cooper, Self: It's important to keep control of the rules for the # of short term & vacation rentals in the local city or county. Local regulation is CRITICAL!; Jillian Ryan, Self: We aren't happy about the grandfather clause, but the legislature must address the harms they caused by banning local regulation, and they have to start somewhere; Marcia Tingley, Self: Limiting cities' ability to regulate short-term rentals created a crisis for the AZ housing market, often pricing out residents. Local regulation would help alleviate this housing crisis.; Jonathan Brechner, Self: Makes sense regarding rentals.; Janie Smieszek, Self: Counties should have the power to regulate the number of rentals; marcia stewart, Self: Guardrails are needed for this out of control industry; James Roth, Self: Protects homeowners from public nuisance that reduces property values; Patricia Poe, Self: Please vote for this bill. Cities and counties bear the brundt health, safety & law enforcement related to short-term rentals. They should at least be able to limit the number in their jurisdictions. Thank you.; Sara Isett, Self: Good policy that will help alleviate the housing shortage.; Aaron Essif, Self: Good bill; JOHN FIENE, Self: My wife and I are surrounded by short-term rentals in Sedona. We have no neighbors; we have no street parking, and dangerous ingress and egress on party weekends. Please limit STRs! LD1 voter; William Bowlus-Root, Self: This makes good sense.; Mary Pena, Self: The legislature must address the harms they caused by banning local regulation; Christine Cielens, Self: Yes regulate vac and short term rentals; Wego All, Self: proposed section 11a) ESTABLISHING MAX # OF VACA/SHORT-TERM RENTAL REGULATORY PERMITS restricting private property rights big time through the issuance of permits and is a slippery slope for other issues like well permits, and water service permits.; RITA DEPUYDT, Self: Cities and counties should have more control over STRs.; NEIGHBORHOOD COALITION OF GREATER PHOENIX, Self: HB2429 provides common-sense guardrails that protect neighborhood quality of life while maintaining property rights. It doesn't ban short-term rentals or harm Arizona's tourism economy. It strengthens safety protections for Arizona neighborhoods.; Jeanmarie Haney,

Self: Life as I knew it was ruined by runaway STRs. We had to sell, as over 1/2 of our neighborhood converted to STRs with 2am noise and fights and no local entity to call. Police were often called. Return control and regulation of STRs to the locals!; Kathryn Avila Hammond, Self: cities and counties must have the ability to regulate short term rentals, to assure available housing for workers who keep the economy running.; Erin Dahl, Self: I am in support of the bill allowing cities and counties to regulate the number of short-term and vacation rentals.; Alisa McMahon, Self: S/E: I supported the introduced bill even though it was far too little, far too late. The striker doesn't begin to scratch the surface of the reforms needed to correct the STR mess created by the legislature.; Susan Bowen, Self: 20% OF SEDONA HOMES ARE NOW SHORT-TERM RENTALS DRIVING A HOUSING EMERGENCY THAT HAS THE CITY SCRAMBLING WITH DRASTIC MEASURES LIKE CREATING A PROGRAM THAT ALLOWS WORKERS TO SLEEP IN THEIR CARS. NOT HAPPY ABOUT GRANDFATHERING - HAVE TO START SOMEWHER; Deirdre MacDonald, Self: This is a problem in my neighborhood in Yuma where 4 houses out of 15 on our cul-de-sac are short-term and vacation rentals.; Jackie Rich, Self: Thank you for hearing and supporting this bill which would help control dangerous party houses in short term rentals. Please also give regulation authority of STRs back to local governments. STR problems are local and not statewide.; Michelle Lerman, Self: Cities and counties should regulate the number of short-term and vacation rentals in their communities.; Michael Fiflis, Self: S/E: I would have supported the introduced bill, but cannot support the striker as it does nothing to solve the STR crisis.; Victoria Bacs, Self: Building code violation language far to generic Sex offender required background check requirement is irrational- what hotel has this requirement? Occupancy requirements are FAR more restrictive than hotels? WHY? 4 adults can sleep in hotel rooms!?!; Margie Gomez, Self: The GOP-led legislature allowed for excessive rental properties in 2016, which has led to gentrification. Sedona is an example of the negative impact of pricing out everyday residents and driving a housing emergency. We must address this. SUPPORT; Susan Edwards, Self: 90% of AZ's STRs are illegal w/o TPT licenses. The ad rules deleted by the striker encourage that to continue, along w/cities' inability to enforce occupancy. Taking away ability to control density will create more "neighborless neighborhoods"; Kristin White, Self: Anything to help cities control the housing crisis is welcome news.; Stephen Flaaen, Self: Yes for local control over the regulation of short-term rentals.; Sara Sparman, "SCOTTSDALE, CITY OF ": Support the strike everything amendment.

HB2591, apprenticeships; registration; certificate

Support:

Barry M. Aarons, CONSTRUCTION TRADES COALITION; Beverly Janowitz-Price, representing self; Bonnie Eckard, representing self; Shawn Hutchinson, representing self; Judith Lohr, representing self

Neutral:

Kathy Ber, DES Director of Legislative Services, Arizona Department Of Economic Security

All Comments:

Bonnie Eckard, Self: Avoid passive renewals; Shawn Hutchinson, Self: True apprenticeship training must be clearly defined so prospective candidates fully understand the scope, expectations, and long-term career outcomes of the training they are entering.

HB2680, worker's compensation; notice; fraud; commission

Support:

Mark Cardenas, CARPENTERS UNION LOCAL 1912

Neutral:

Charles Carpenter, INDUSTRIAL COMMISSION OF AZ

HB2834, claims against HOAs; filing fees

Support:

Annette Cohen, representing self; Dennis J Legere, ARIZONA HOMEOWNERS COALITION; Harold Bergsma, representing self; Linda Ross, representing self; Melanie Teixeira, representing self; Lisa Marx, representing self; Pierre Desombre, representing self; Raymond Wasson, representing self; Kathleen Harden-Wasson, representing self; deana corsa, representing self; Irene Smith, representing self; Teresa Pinter, representing self; Clare Scarpulla, representing self; Marcia Tolin, representing self; Julia Abston, representing self; Denise Priddy, representing self; Leo Brown, representing self; Henry Schubel, representing self; Kathryn Kendall, representing self; Jeff Carr, representing self; Ann Friday, representing self; Larry Springer, representing self

Oppose:

Lynelle Glysson, representing self; Spencer Kamps, HOME BUILDERS ASSOCIATION OF CENTRAL AZ

All Comments:

Annette Cohen, Self: Dennis Legere to represent me at the committee meeting; Dennis J Legere, ARIZONA HOMEOWNERS COALITION: The dispute resolution process was always intended as a lower-cost alternative to civil litigation to enforce the laws and governing documents of these communities. But that fee is set by the ADRE rule at $500 per issue, which is unreasonable.; Clare Scarpulla, Self: The cost of $500 reduced to $300 helps those who need to challenge their HOA Boards in the Dispute Resolution Process.; Denise Priddy, Self: The ADRE dispute resolution process for owners in an HOA is our only tool to enforce the law without extremely costly litigation.The $500 per issue filing fee is a deterrence to use this process to ensure the HOA follows the law. $300 is reasonable.; Jeff Carr, Self: Common sense legislation; Ann Friday, Self: I have experienced events in which the HOA exceeded their authority to impose new regs outside of our CCR's or held "emergency" email voting meetings without proper notice or subsequent minutes. The $500 filing fee discouraged me from using ADRE.; Larry Springer, Self: This fee is too high per issue and discourages members from filing. They feel defeated before starting.; Spencer Kamps, HOME BUILDERS ASSOCIATION OF CENTRAL AZ: Neutral with Weninger or Carter amendment

HB2868, installation license; insurance; rules

Support:

Rivko Knox, representing self

HB2911, registrar of contractors; restitution; repeal

Support:

JOHN FIENE, representing self

Oppose:

Glenn Sollers, representing self; Stephen Flaaen, representing self; Dave Long, representing self; Janie Hydrick, representing self; Judith Simons, representing self; Mary Pradelt, representing self; Sandra Kravetz, representing self; Rebecca Smith Gross, representing self; Kevin Brown, representing self; Beverly Janowitz-Price, representing self; Anita Mosesman, representing self; Jeanne Casteen, representing self; Alisa McMahon, representing self; Lisa Olson, representing self; Michael Fiflis, representing self; Claudia Bloom, representing self; Dianne Post, representing self; Cynthia Couture, representing self; Sherrilynn James, representing self; jacqueline Johnson, representing self; Elizabeth Schauer, representing self; Gail Kamaras, representing self; Charlie Silver, representing self; Susan Morris, representing self; Brent Gibbs, representing self; Sally Harvey, representing self; Julie Golding, representing self; Brenda Nelson, representing self; Beverlee Loat, representing self; Chris Senko, representing self; Linda Edwards, representing self; Jeri Dow, representing self; Mary Martiniak, representing self; Katherine Lathrop, representing self; Janet Senf, representing self; Kathy Pyner, representing self; Joan Murphy, representing self; Penny Boone, representing self; Ralph Meredith, representing self; Gayle Meredith, representing self; Amy Etzkorn, representing self; Mariette Francis, representing self; Martha O'Connor, representing self; Kathleen Dubbs, representing self; Mary-Jeanne Fincher, representing self; Matthew Nelson, representing self; Francesca Pardes, representing self; Roxanna Kearns, representing self; William S. James, representing self; Jo Ann Caruthers, representing self; Edna Weigel, representing self; Mary Ganapol, representing self; Steve Gorman-Hackstadt, representing self; Carolyn Watson, representing self; Rebecca Haynes, representing self; Mary Nelson, representing self; Bart James, representing self; Saher Afzal, representing self; Bonnie Oakes, representing self; Cassandra Morano, representing self; Ann Johnson, representing self; Fred Miller, representing self; Kathryn Anderson, representing self; Charlotte Lis, representing self; William Yohey, representing self; Mary Gaudio, representing self; Dee Maitland, representing self; Barbara Larson, representing self; Carol Garnett, representing self; Jennifer Dawson, representing self; Sandra Rizzo, representing self; Linda Block, representing self; Paula Van Derven, representing self; Amy Gaiennie, representing self; Jean Meconi, representing self; Allison Jackson, representing self; ALICE BUCK, representing self; Mary Keerins, representing self; Cynthia Wagner, representing self; Nancy Hancock, representing self; Kathleen Schanus-Gohl, representing self; Chrisie Gilbert, representing self; Nelson Morgan, representing self; Linda Paul, representing self; Donna Corbin, representing self; Angela Buer, representing self; Gail Graves, representing self; Kat Ginzel, representing self; Margaret Tinsley, representing self; Traci Garcia, representing self; Jacqueline deSa, representing self; William Bowlus-Root, representing self; Susan Matheson, representing self; Jerrold Borchardt, representing self; marcia stewart, representing self; Marilyn Murov, representing self; Frederick James, representing self; Marcia Tingley, representing self; Kathleen Butler, representing self; Theresa Ryan, representing self; RITA DEPUYDT, representing self; Christopher Cerrato, representing self; Kathleen Sauer, representing self; Aaron Essif, representing self; Lisa Maczura, representing self; Susan Ordway, representing self; Kathleen Woessner, representing self; Kristan Larson, representing self; Barbara Jones, representing self; Alicia Messing, representing self; Michael Tarek, representing self; Theresa Prichard, representing self; Dieter Knecht, representing self; Carol Campbell, representing self; Bridget Clark-Cooper, representing self; Erin Dahl, representing self; Libby Stortz, representing self; Remy Sinclair, representing self; Patricia Brunner, representing self; Devon Sloan, representing self; Jennifer Horne, representing self; Eden Winget, representing self; Eric Kadel, representing self; Suzanne Zimmerman, representing self; Mitchell Smith, representing self; Karen Brown, representing self; Felisa Gilley, representing self; Salie Travis, representing self; Ann Lebert, representing self; Rivko Knox, representing self; STACEY NORDWALL, representing self; Pamela

Chittenden, representing self; Leonora Midgley, representing self; Sharon Arnst, representing self; Barbara Lucas, representing self; Zinah Burke, representing self; Jillian Ryan, representing self; Caroline Esmond, representing self; John Cummings, representing self; Pam Spicer, representing self; Carol Rohe, representing self; Donna Rugg, representing self; Garyh Rulapaugh, representing self; Marcella Deluca, representing self; Christa Trexler, representing self; Greg Olszta, representing self; Janet Lewis-Weaver, representing self; Steven Esposito, representing self; Sara Isett, representing self; Valarie Bryant, representing self; Julia Allison, representing self; Claudia Yeager-Smith, representing self; JoAnn McCay, representing self; Kymberli Ricks-WhiteColbourne, representing self; Sue Diaz, representing self; Jonathan Brechner, representing self; Ken Jones, representing self; Lisa Koenig, representing self; Roy L Carrington Jr., representing self; Mary Pena, representing self; Cheryl Benefield, representing self; Allen Brown, representing self; Kathryn Avila Hammond, representing self; Mike Kunnecke, representing self; Sery Johnson, representing self; Melissa Boyle, representing self; Susan Bowen, representing self; Alison Danis, representing self; Mary Rose, representing self; Melinda Bell, representing self; Gina Gral, representing self; Carolyn Drennan, representing self; Michelle Lerman, representing self; Nadya Laliberte, representing self; Margie Gomez, representing self; Kathryn Dorn, representing self; Jane Johnson, representing self; Jessie Kline Loganbill, representing self; Kristin White, representing self; Marin Lersch, representing self

All Comments:

JOHN FIENE, Self: We live next to a house that has been under demolition and construction for 3 years. The owners have been cheated by two general contractors. With the latest abandonment, we have to view the mess every day. Punish the cheaters! LD1 voter; Glenn Sollers, Self: Getting reimbursed from this fund is a labyrinthine process that can take years; even if a homeowner is entitled to a claim, there must be money in the fund for them to receive a payout. This bill is an attack on consumer protection.; Stephen Flaaen, Self: Do not remove consumer protections!; Judith Simons, Self: Homeowners deserve protection when contractors fail to uphold contract obligations. This bill attacks that protection.; Alisa McMahon, Self: Terrible idea. The statute that would be repealed incentivizes contractors to perform their work properly. It also provides one of the few recourses consumers have against irresponsible entities in an industry we all deal with.; Michael Fiflis, Self: Removing one of the key tools available to get work done to minimum standards by the class of contractors for which those tolls are needed will only encourage non-compliance. I see the need for it over and over with my clients who have work done.; Charlie Silver, Self: Not holding the responsible party responsible. Really?; Susan Morris, Self: Why should contractors who do lousy work not be held accountable?; Brenda Nelson, Self: This proposed legislation attacks consumer protections. OPPOSE; Chris Senko, Self: It's about accountability.; Linda Edwards, Self: Is the bill's sponsor linked to a contractor?; Jeri Dow, Self: this bill is an attack on consumer protection; Kathy Pyner, Self: Contractors must be held accountable; Penny Boone, Self: NO! This bill is an attack on consumer protection; Martha O'Connor, Self: This bill is an attack on consumer protection.; Kathleen Dubbs, Self: So we don't want consumers to be protected from scams and shoddy work?; Francesca Pardes, Self: This bill is an attack on consumer protection. Now, homeowners can file an administrative claim against a recovery fund that contractors pay into at licensing,to provide restitution for work not one or defective. with this bill they have no recourse.; Roxanna Kearns, Self: This bill is an attack on consumer protection. Licensed contractors must provide restitution to homeowners if they abandon residential contracts or do work so shoddy it constitutes grounds to suspend their license.; Carolyn Watson, Self: Please vote "no" on this bill and allow consumer protection from dishonest/shoddy contractors to remain in place. Thank you.; Rebecca Haynes, Self: This bill is an attack on consumer protection.; Mary Gaudio, Self: Protect AZ consumers, not contractors.; Carol Garnett, Self: Homeowners should be able to file these claims.; Jennifer Dawson, Self: an attack on consumer protection.; Sandra Rizzo, Self: I can't believe how anti-consumer protection some lawmakers are! OF COURSE this should not pass, as many people are bilked without an adequate means of compensation. Do not pass this bill.; Amy Gaiennie, Self: I strongly oppose this bill.; Jean Meconi, Self: Consumers are already under protected

from shoddy and incomplete workmanship. I had to have a bathroom remodel completed redone due to shoddy workmanship, so ended up paying twice for the same job.; Mary Keerins, Self: Do you have a fly-by-night contractor friend? This bill is an attack on consumer protection.; Chrisie Gilbert, Self: This is a terrible idea. ROC would lose one of its tools to require contractors to pay back victims through the administrative process. Homeowners would likely have to go to court instead. Removing that option shifts more burden onto homeowners.; Donna Corbin, Self: This is an attack on consumer protections.; Angela Buer, Self: This bill is an attack on Arizona homeowners. By repealing the Registrar of Contractors' authority to order restitution, this bill leaves families with no recourse against shoddy work or abandoned contracts. We must protect consumers. I OPPOSE.; Margaret Tinsley, Self: This bill is an attack on Arizona consumers, also known as voters and constituents. The only ones to be helped are shoddy and dishonest contractors. Please vote no.; Jacqueline deSa, Self: I was one who suffered after a licensed contractor took my money and ran. Got NO help from the contractors' Registrar. Definitely NO on this one.; Jerrold Borchardt, Self: This bill is an attack on consumer protection. OPPOSED!!; Marilyn Murov, Self: Consumers need reliable, easy to access protection from shoddy or incomplete work.; Marcia Tingley, Self: Currently, aggrieved homeowners can file an administrative claim, but reimbursement through this process can take years. This bill is an attack on consumer protection. Strongly oppose.; Theresa Ryan, Self: This bill is an attack on consumer protection.; Christopher Cerrato, Self: This bill is an attack on consumer protections; Aaron Essif, Self: This is an attack on consumer protection.; Susan Ordway, Self: This bill is an attack on consumer protection.; Michael Tarek, Self: This bill is an attack on consumer protection.; Theresa Prichard, Self: Why? A proposal to protect contractors and limits the rights of the consumer. Why?; Bridget Clark-Cooper, Self: It's critical that homeowners can file an administrative claim against a contractor who provided shoddy work or abandoned the job completely. This is consumer protection. TV shows (Holmes "Make it Right") show real life not covered by this fund.; Erin Dahl, Self: I oppose the bill that would repeal the Registrar of Contractors' ability to order licensed contractors to provide restitution to homeowners if they abandon residential contracts or do work so shoddy it constitutes grounds to suspend their license.; Karen Brown, Self: Homeowners must have some means of holding contractors accountable and be able to receive compensation for poor workmanship.; Felisa Gilley, Self: This bill is an attack on consumer protection.; Salie Travis, Self: Oh, hell, NO! Consumers don't have enough problems finding honest contractors who do good work and now we want to remove any protections for shoddy work/workers? Arizona could become a haven for contractor fraud! What could go wrong? Oppose!; Barbara Lucas, Self: This bill is an attack on consumer protection; Jillian Ryan, Self: This bill is an attack on consumer protection.; Greg Olszta, Self: This bill is an attack on consumer protection.; Sara Isett, Self: This bill is an attack on consumer protection.; Claudia Yeager-Smith, Self: This bill is an attack on consumer protection in so many ways. STRONGLY OPPOSE!!!!; Sue Diaz, Self: Licensed contractors should pay restitution for inferior work.; Jonathan Brechner, Self: Why wouldn't we want to protect homeowners against poor work and attack contractors who are at fault?; Mary Pena, Self: This bill is an attack on consumer protection.; Allen Brown, Self: I oppose HB2911. This bill strips any safeguards that consumers have for restitution for shoddy workmanship by a contractor.; Kathryn Avila Hammond, Self: this bill is an attack on consumer protection. Homeowners deserve to be protected from dishonest and shoddy construction; Susan Bowen, Self: GETTING REIMBURSE FROM THIS FUND IS A LABYRINTHINE PROCESS THAT CAN TAKE YEARS. THIS BILL IS AN ATTACK ON CONSUMER PROTECTION.; Michelle Lerman, Self: Protect consumers seeking refunds for defective workmanship.; Margie Gomez, Self: This bill is an attack on Arizona homeowners. By repealing the Registrar of Contractors' authority to order restitution, this bill leaves families with no recourse against shoddy work or abandoned contracts. We must protect consumers. OPPOSE; Kathryn Dorn, Self: Why exactly would the Legislature offer this legal and financial shield to contractors who effectively break their contracts with homeowners, rather than protecting the injured homeowners?; Marin Lersch, Self: This strips away consumer protection designed to protect homeowners from poor workmanship.

HB2951, automatic subscription renewals; contracts; requirements

Support:

Marguerite Chaikin, representing self; Theresa Prichard, representing self; Sandra Stark, representing self; Michelle Lerman, representing self; Dave Long, representing self; Janie Hydrick, representing self; Judith Simons, representing self; Mary Pradelt, representing self; Janet Larkin, representing self; Sandra Kravetz, representing self; Rebecca Smith Gross, representing self; Henne Queisser, representing self; Maria Salvucci, representing self; Kevin Brown, representing self; Beverly Janowitz-Price, representing self; Anita Mosesman, representing self; Jeanne Casteen, representing self; Mary Ann Graffagnino, representing self; David Higuera, representing self; Laurie Stoff, representing self; Lisa Olson, representing self; Michael Fiflis, representing self; Claudia Bloom, representing self; Christina Mollica, representing self; Dianne Post, AZ NATIONAL ORGANIZATION FOR WOMEN (NOW), Self; Alice Stambaugh, representing self; Cynthia Couture, representing self; Sherrilynn James, representing self; Diana Roy, representing self; jacqueline Johnson, representing self; James Scheid, representing self; Elizabeth Schauer, representing self; Gail Kamaras, representing self; Charlie Silver, representing self; Becky Sayler, representing self; Susan Morris, representing self; Brent Gibbs, representing self; Sally Harvey, representing self; Robin LaVoie, representing self; Julie Golding, representing self; Linda Schwartz, representing self; Brenda Nelson, representing self; Christine Keitges, representing self; Chris Senko, representing self; Bobbie Howard, representing self; Linda Edwards, representing self; Jeri Dow, representing self; Mary Martiniak, representing self; Allen Carlson, representing self; Gail Block, representing self; Katherine Lathrop, representing self; Janet Senf, representing self; Kathy Pyner, representing self; Tess Calvert, representing self; Joan Murphy, representing self; Penny Boone, representing self; Ralph Meredith, representing self; Gayle Meredith, representing self; Valerie Policastro Edie, representing self; Vera Markgraf, representing self; Amy Etzkorn, representing self; Martha O'Connor, representing self; Kathleen Dubbs, representing self; Margaret DeVries, representing self; Mary-Jeanne Fincher, representing self; Matthew Nelson, representing self; Glenn Sollers, representing self; Roxanna Kearns, representing self; Edna Weigel, representing self; Mary Ganapol, representing self; Steve Gorman-Hackstadt, representing self; Rebecca Haynes, representing self; Mary Nelson, representing self; Kristen Abrahamson, representing self; Bart James, representing self; Saher Afzal, representing self; Bonnie Oakes, representing self; Cassandra Morano, representing self; Karen Peterson, representing self; Ann Johnson, representing self; Fred Miller, representing self; Emily Norton, representing self; Kathryn Anderson, representing self; Charlotte Lis, representing self; William Yohey, representing self; Mary Gaudio, representing self; Dee Maitland, representing self; Barbara Larson, representing self; Carol Garnett, representing self; Jennifer Dawson, representing self; Sandra Rizzo, representing self; Linda Block, representing self; Katie Rice, representing self; Paula Van Derven, representing self; Amy Gaiennie, representing self; Jean Meconi, representing self; Allison Jackson, representing self; Harold Bergsma, representing self; ALICE BUCK, representing self; Mary Keerins, representing self; Cynthia Wagner, representing self; Nancy Hancock, representing self; Kathleen Schanus-Gohl, representing self; Nelson Morgan, representing self; Judith Lohr, representing self; Karen Robbins, representing self; Joseph Alexander, representing self; Linda Paul, representing self; Roger Blain, representing self; Donna Corbin, representing self; Alicia Vaughan, representing self; Angela Buer, representing self; Gail Graves, representing self; Kat Ginzel, representing self; Margaret Tinsley, representing self; Traci Garcia, representing self; Jacqueline deSa, representing self; William Bowlus-Root, representing self; Susan Matheson, representing self; Jerrold Borchardt, representing self; marcia stewart, representing self; Kymberli Ricks-WhiteColbourne, representing self; Karen Weihs, representing self; Rivko Knox, representing self; Lisa Maczura, representing self; Michael Tarek, representing self; Jennifer Horne, representing self; Alicia Messing, representing self; Carol Campbell, representing self; Greg Olszta, representing self; Eden Winget, representing self; Eric Kadel, representing self; Frederick James, representing self; Susan Ordway, representing self; Suzanne Zimmerman, representing self; Libby Stortz, representing self; Patty Goldsmith, representing self; Mitchell Smith, representing self; Karen Brown, representing self; Devon Sloan, representing self;

Christopher Cerrato, representing self; Salie Travis, representing self; STACEY NORDWALL, representing self; Pamela Chittenden, representing self; Remy Sinclair, representing self; Leonora Midgley, representing self; Barbara Lucas, representing self; Kathleen Butler, representing self; Susan Ashley , representing self; Steven Esposito, representing self; Terri Farneti, representing self; Caroline Esmond, representing self; Patricia Brunner, representing self; Zinah Burke, representing self; Dieter Knecht, representing self; Danielle Hedegard, representing self; Kristan Larson, representing self; John Cummings, representing self; Jillian Ryan, representing self; Pam Spicer, representing self; Carol Rohe, representing self; Bridget Clark-Cooper, representing self; Marcia Tingley, representing self; Donna Rugg, representing self; Tiffany Hall, representing self; Amy Licht, representing self; Salvatore Caputo, representing self; Amy Gosla, representing self; Garyh Rulapaugh, representing self; Jonathan Brechner, representing self; Marcella Deluca, representing self; Janie Smieszek, representing self; Donna Jones, representing self; Christa Trexler, representing self; Allen Brown, representing self; Alfred Pena, representing self; Theresa Ryan, representing self; Patricia Poe, representing self; Sara Isett, representing self; Janet Lewis-Weaver, representing self; Jan Allen, representing self; Valarie Bryant, representing self; Linda Meerow, representing self; Aaron Essif, representing self; Denbie Nash, representing self; Paige Spencer, representing self; Julia Allison, representing self; Claudia Yeager-Smith, representing self; JoAnn McCay, representing self; Clarissa Vela, representing self; Chris Hill, representing self; Sue Diaz, representing self; Melinda Bell, representing self; Nadya Laliberte, representing self; Barbara Jones, representing self; Sally Evans, representing self; Don Howard, representing self; Kathleen Woessner, representing self; Ken Jones, representing self; Lisa Koenig, representing self; Roy L Carrington Jr., representing self; Mike Kunnecke, representing self; Cheryl Benefield, representing self; Mary Pena, representing self; Karen Perry, representing self; Michele Parent, representing self; RITA DEPUYDT, representing self; Barbara Rodman, representing self; lore dickey, representing self; Kayla Lundquist, representing self; Kathryn Avila Hammond, representing self; Erin Dahl, representing self; Sery Johnson, representing self; Allison Newton, representing self; Jane Johnson, representing self; Melissa Boyle, representing self; Susan Bowen, representing self; Mary Rose, representing self; Gina Gral, representing self; Dimitrios Gockel, representing self; Carolyn Drennan, representing self; Kathleen Sauer, representing self; Sarah Grossman, representing self; Margie Gomez, representing self; Kathryn Dorn, representing self; Kristin White, representing self; Benjamin Cromwell, representing self; Jessie Kline Loganbill, representing self; Stephen Flaaen, representing self; Amy Tremper, representing self; Lisa Wayman, representing self

Neutral:

Nadine Smith, representing self

Oppose:

Jo Ann Caruthers, representing self; Beverlee Loat, representing self; Craig McDermott, representing self; Michelle Ahlmer, ARIZONA RETAILERS ASSOCIATION

All Comments:

Marguerite Chaikin, Self: Help protect consumers from predatory subscription contracts that can tap needed income this is especially pertaining to seniors!; Theresa Prichard, Self: helpful to AZ consumers; Michelle Lerman, Self: Protect consumers dealing with automatic subscription renewals.; Janie Hydrick, Self: We definitely need consumer protection from automatic subscription renewals. Please pass this bill.; Janet Larkin, Self: Invariably these scams hook those who can least afford it.; Mary Ann Graffagnino, Self: Great for the average consumer.; David Higuera, Self: Yes, please! Corporations should not be allowed to trap us into automatically renewing subscriptions that are difficult or impossible to cancel. This is basic consumer protection. Please vote YES.; Lisa Olson, Self: We need consumer protections for automatic subscription renewals. I personally would like to be refunded by companies that have sneakily renewed my subscription, without my consent. I support this bill!; Diana

Roy, Self: consumer protection!; Brenda Nelson, Self: SUPPORT this legislation protecting consumers.; Mary Martiniak, Self: Thank you for looking out for us! This makes good sense!; Penny Boone, Self: Az consumers need protections for automatic subscription renewals, for sure!; Valerie Policastro Edie, Self: Thank you; Martha O'Connor, Self: Companies would have to clearly disclose renewal terms, allow consumers to opt in directly rather than being passively renewed, and offer an easy cancellation mechanism.; Kathleen Dubbs, Self: People have been taken in by this scam forever! Time to make it transparent; Roxanna Kearns, Self: Support this consumer friendly bill. Companies would be required to clearly disclose renewal terms, allow consumers to opt in directly rather than being passively renewed, and offer an easy cancellation mechanism.; Rebecca Haynes, Self: Companies would have to clearly disclose renewal terms, allow consumers to opt in directly rather than being passively renewed, and offer an easy cancellation mechanism. Protecting consumers is an excellent idea!; Kristen Abrahamson, Self: This is much needed protection from automatic subscription renewals.; Bonnie Oakes, Self: Seniors thank sponsor for greater consumer protection from being taken advantage of.; Fred Miller, Self: Give consumers transparency.; Mary Gaudio, Self: Yes, those automatic subscription renewals get me every time!; Dee Maitland, Self: What a great idea! Thanks!; Carol Garnett, Self: Many people end up paying for subscriptions they no longer use. This would help.; Sandra Rizzo, Self: Very good move to protect consumers from exploitation in this economy - thank you for working to support consumers in this state!; Amy Gaiennie, Self: I strongly support a bill that creates consumer protections for automatic subscription renewals.; Mary Keerins, Self: Protect consumers - create consumer protections for automatic subscription renewals; Karen Robbins, Self: Corporate automatic renewals are a disservice to consumers! It should be consumers deciding whether to renew a subscription, NOT the corporations.; Donna Corbin, Self: A good bill for consumer protections.; Angela Buer, Self: We need consumer protections for automatic subscription renewals. I personally would like to be refunded by companies that have sneakily renewed my subscription, without my consent. I support this bill!; Margaret Tinsley, Self: This would be so beneficial for many Arizonans. Please vote yes.; Jacqueline deSa, Self: So pleased to see this bill. Seems we spend so much time having to cancel automatic subscription renewals.; William Bowlus-Root, Self: Help consumers know what's happening. Don't let corporations and other businesses take advantage of them!; Jerrold Borchardt, Self: I SUPPORT this bill to create consumer protections for automatic subscription renewals.; marcia stewart, Self: COnsumer protections have been cut on a federal level. SUpport our AZ folks from scams; Lisa Maczura, Self: This makes sense.; Susan Ordway, Self: A good consumer protection bill.; Mitchell Smith, Self: Auto opt-out of renewals with consumer action required to opt-in for a renewal would be good.; Salie Travis, Self: I LOVE this proposal! The elderly population is a big target for scams and this will go a long way in providing a way out! Strongly support!; Barbara Lucas, Self: consumer protections for automatic subscription renewals is a no brainer for constituents.; Jillian Ryan, Self: Companies would have to clearly disclose renewal terms, allow consumers to opt in directly rather than being passively renewed, and offer an easy cancellation mechanism.; Bridget Clark-Cooper, Self: I had a subscription that didn't notify me of the renewal date, nor the way I could cancel my subscription. This bill is needed! Consumers need protection from companies that don't follow the law.; Marcia Tingley, Self: This is a very good idea, which would let consumers clearly understand renewal terms and allow direct buy-in rather than an automatic renewal and would offer easy cancellation mechanism.; Beverlee Loat, Self: laughable that state $ would be spent that way; Tiffany Hall, Self: This is an excellent consumer protection proposal. Automatic renewals shouldn't be a surprise and it should be as easy to cancel as it was for the company to automatically renew your subscription.; Salvatore Caputo, Self: It's important that companies check with individual consumers to ensure they authorize a subscription renewal at the time they wish to charge the consumer and that the company cannot automatically charge to renew without consent given at that moment.; Jonathan Brechner, Self: Protecting people is important. Auto-renewals are a sneaky way to harm us.; Allen Brown, Self: HB2951 is an excellent bill and very much needed. I support HB2951.; Patricia Poe, Self: Please vote for this bill. Help protect consumers from predatory automatic subscription renewals. Thank you.; Sara Isett, Self: Excellent way to protect consumers.; Craig McDermott, Self: re: the striker; Aaron Essif, Self: Very good idea.; Claudia Yeager-Smith, Self: Well thought out,

reasonable consumer protections. SUPPORT and thank you for your work!; Mike Kunnecke, Self: A vote against this is not a "Public Service" & not an act of a Public Servant!; Mary Pena, Self: Would create consumer protections for automatic subscription renewals.; Kathryn Avila Hammond, Self: Let's help keep predatory subscription services in check, no one needs unlimited subscriptions, except the people making money off these never-ending subscriptions.; Erin Dahl, Self: I am in support of the bill creating consumer protections for automatic subscription renewals.; Susan Bowen, Self: YES, THIS IS PROTECTING YOUR CONSTITUENTS AND CONSUMERS!!!; Margie Gomez, Self: We need consumer protections for automatic subscription renewals. I personally would like to be refunded by companies that have sneakily renewed my subscription, without my consent. SUPPORT; Stephen Flaaen, Self: Yes to consumer protections!

HB2979, credit unions; certificates; powers; committee

Support:

Brooke Parent, Gowest Credit Union Association

Neutral:

Fausto Burruel, AZ DEPT. OF INSURANCE AND FINANCIAL INSTITUTIONS

HB2991, social media; online content; minors

Support:

Charmaine Roth, representing self; Susan Cheatham, representing self; James Roth, representing self

Neutral:

Corinne Johnson, representing self; Peter Gentala, CENTER FOR ARIZONA POLICY

Oppose:

Jose Torres, TECHNOLOGY NETWORK AKA TECHNET; Montana Miranda, representing self; Jennifer Hanley, representing self; Patrick Hedger, representing self

All Comments:

James Roth, Self: Protects minors from undue influence by social media without parental consent; Patrick Hedger, Self: Representing NetChoice; Peter Gentala, CENTER FOR ARIZONA POLICY: Leisa Brug (CAP VP Advocacy) will be in committee and can share about letter previously sent if it would be helpful for the sponsor.

HB2996, DIFI; certificates of insurance

Support:

Jennifer Harris, INDEPENDENT INSURANCE AGENTS & BROKERS OF AZ; Lisa Hankal, representing self; Shane Opdahl, representing self; Whitney Hoelzen, representing self

Neutral:

Fausto Burruel, AZ DEPT. OF INSURANCE AND FINANCIAL INSTITUTIONS

HB2999, municipal improvement districts; technical correction

Support:

Spencer Kamps, HOME BUILDERS ASSOCIATION OF CENTRAL AZ; Tyler Cobb, HOME BUILDERS ASSOCIATION OF CENTRAL ARIZONA; Emily Ryan, Southern Arizona Home Builders Association; Courtney Coolidge, AZ CHAMBER OF COMMERCE; Clark Princell, VALLEY PARTNERSHIP; Jake Hinman, ARIZONA NEIGHBORHOOD PROJECT; Jeremy Browning, HOME BUILDERS ASSOCIATION OF CENTRAL ARIZONA; Steve Trussell, AZ ROCK PRODUCTS ASSN

Neutral:

Dante Mitchell, ARIZONA FINANCE AUTHORITY

Oppose:

Tom Savage, LEAGUE OF ARIZONA CITIES & TOWNS; Robert Wisler, APACHE JUNCTION, CITY OF

All Comments:

Emily Ryan, Southern Arizona Home Builders Association: In support of the strike everything amendment.

HB4001, alternative nicotine products; regulation.

Support:

Jobe Dickinson, Border Security Alliance; John Paul Willett, representing self; Tom Dorn, Vapor Technology Association; Beverly Janowitz-Price, representing self; Geoff Habicht, representing self; Judith Lohr, representing self; David Kopilovitch, representing self; michael damiano, representing self; Heidi Walton, representing self

Oppose:

Brian Hummell, American Cancer Society Cancer Action Network; Lisa Bednar, AZ FOOD MARKETING ALLIANCE; Pat VanMaanen, representing self; JoAnna Strother, AMERICAN LUNG ASSOCIATION IN ARIZONA; Marilyn Rodriguez, AZ ATTORNEYS FOR CRIMINAL JUSTICE (AACJ); Joshua Umar, Arizona Petroleum Marketers Association

All Comments:

John Paul Willett, Self: President of Arizona Innovates: The Harm Reduction Coalition; Geoff Habicht, Self: This is great legislation that protects AZ consumers and AZ businesses that are good actors. It is rational and logical law that properly penalizes bad actors and regulates this properly as an adult product like alcohol.; Heidi Walton, Self: Please protect early childhood funding so children and families can access quality early childhood education. Young children can't wait!; Brian Hummell, American Cancer Society Cancer Action Network: Creates a new product outside of tobacco. Only licenses ANP not all tobacco products. License should be self sustaining.; Pat VanMaanen, Self: All tobacco products should be regulated similarly.

HB4011, HOAs; duties

Support:

Dennis J Legere, ARIZONA HOMEOWNERS COALITION; Harold Bergsma, representing self; Linda Ross, representing self; Charmaine Roth, representing self; Melanie Teixeira, representing self; Lisa Marx, representing self; Raymond Wasson, representing self; Kathleen Harden-Wasson, representing self; Irene Smith, representing self; Teresa

Pinter, representing self; Clare Scarpulla, representing self; Julia Abston, representing self; Henry Schubel, representing self; Diana Dow, representing self; Kathryn Kendall, representing self; James Roth, representing self; Marcia Tolin, representing self

Neutral:

Pierre Desombre, representing self; Lynelle Glysson, representing self; Denise Priddy, representing self; Summer Cole, representing self

Oppose:

Daniel Stasi, representing self

All Comments:

Dennis J Legere, ARIZONA HOMEOWNERS COALITION: I support the bill as amended; Diana Dow, Self: HB-4011 ensures HOA boards follow clear duties, promoting fair, consistent, and transparent governance. It prevents arbitrary or capricious actions, protecting homeowners from surprise rule changes and unnecessary legal disputes. Please vote Yes.; James Roth, Self: prohibits HOA boards from arbitary decision-making in secret; Daniel Stasi, Self: A duty to act "fairly" will not be interpreted by all the same. Those that are a grieved will frequently see it as unfair.; Lynelle Glysson, Self: with the new language, I am changing my position to neutral.

HB4017, pet ownership limits; planned communities.

Support:

Dennis J Legere, ARIZONA HOMEOWNERS COALITION; MJ Simpson, WM E MORRIS INSTITUTE FOR JUSTICE; Briana Romero, HUMANE WORLD FOR ANIMALS; Martha German, HVA, INC. DBA HUMANE VOTERS OF ARIZONA; Maureen Beyers, representing self; Steven Hansen, ARIZONA HUMANE SOCIETY; Thomas Krepitch, representing self; Linda Ross, representing self; Melanie Teixeira, representing self; Lisa Marx, representing self; Pierre Desombre, representing self; Raymond Wasson, representing self; Kathleen Harden-Wasson, representing self; Teresa Pinter, representing self; Clare Scarpulla, representing self; Marcia Tolin, representing self; Julia Abston, representing self; Denise Priddy, representing self; Diana Dow, representing self; Kathryn Kendall, representing self

Neutral:

Henry Schubel, representing self

Oppose:

Charmaine Roth, representing self; Dieter Knecht, representing self; Jeff Carr, representing self; James Roth, representing self

All Comments:

Dennis J Legere, ARIZONA HOMEOWNERS COALITION: These associations have the authority to regulate the behaviors of homeowners, their guest or pets to protect the safety of other members or the ability of those other members to enjoy their homes and common property without nuisance behaviors.; MJ Simpson, WM E MORRIS INSTITUTE FOR JUSTICE: Arizona families should be free of biased and non-evidence based restrictions on the companion animals they choose to have in their home. Breed bans create housing barriers and overcrowded animal shelters. Please vote yes.; Steven Hansen, ARIZONA HUMANE SOCIETY: The Arizona Humane Society receives 10,000 calls monthly form pet owners. Rental housing restrictions are one of the top two reasons pet

owners call to relinquish their pets to the Arizona Humane Society.; Denise Priddy, Self: The purpose of an HOA is to ensure our property value by maintaining the community. Giving HOA's the right to decide what breed, size and weight of our pets is not their purpose.; Diana Dow, Self: HB-4017 protects homeowners' right to keep pets by prohibiting breed, size, or weight restrictions while allowing reasonable rules on pet behavior consistent with the law. Please vote YES.; Jeff Carr, Self: Leave this to the community; James Roth, Self: It seems a better idea to let local community based on the community consensus to decide this issue and not have the state imposing its dictates

HB4020, insurance; fraud unit; assessment; increase

Support:

Daniel Romm, AIG, ALLSTATE INSURANCE CO, American Family Insurance, Chubb Insurance , FARMERS INSURANCE GROUP OF COMPANIES, GOVERNMENT EMPLOYEES INSURANCE COMPANY (GEICO); Marie Isaacson, STATE FARM INSURANCE COMPANIES; Don Isaacson, STATE FARM INSURANCE COMPANIES

Neutral:

Fausto Burruel, AZ DEPT. OF INSURANCE AND FINANCIAL INSTITUTIONS

All Comments:

Don Isaacson, STATE FARM INSURANCE COMPANIES: will speak, if necessary

HB4026, public infrastructure improvements; distribution limit

Support:

Courtney Coolidge, AZ CHAMBER OF COMMERCE; Timothy Bourcet, representing self; Mayor Julia Wheatley, representing self; Dianne McCallister, Arizona Technology Council; Nick Simonetta, PEORIA, CITY OF; Theresa Ulmer, AZ MUNICIPAL WATER USERS ASSN; Barry M. Aarons, AZ MUNICIPAL WATER USERS ASSN; Eric Emmert, Arizona Association For Economic Development , East Valley Chambers Of Commerce Alliance ; Robert Dalager, GREATER PHOENIX ECONOMIC COUNCIL; Tom Savage, LEAGUE OF ARIZONA CITIES & TOWNS; Maegan Johnson , PHOENIX, CITY OF; Heather Bernacki Wilkey, QUEEN CREEK, TOWN OF; Rodney Short, YUMA, CITY OF; Steve Hetsler, representing self; Doris Mills, representing self; Melissa Taylor, GREATER PHOENIX LEADERSHIP; Ryan Sullivan, ECOLAB; Mackenzie Shane, GREATER PHOENIX CHAMBER OF COMMERCE; Laura French, TAIWAN SEMICONDUCTOR MANUFACTURING COMPANY, LTD.; Clark Princell, VALLEY PARTNERSHIP; John Raeder, BUCKEYE, CITY OF; Allison Grigg, AMKOR TECHNOLOGY; Brittany Barba, CITY OF CHANDLER

Oppose:

Dwight Kadar, representing self; Andrea Kadar, representing self; Cathy Schwanke, representing self; Aimee Yentes, AZ FREE ENTERPRISE CLUB; Randal Scott, representing self; Elizabeth King, representing self; Michael Gabrick, representing self; Kristine Nelson, representing self; Michael Steffens, representing self; Bonnie Kistler, representing self; Stephen Harris, representing self; Leslie White, representing self; Linda Jorgensen, representing self; Susan Bolt, representing self; Jeffrey Scott Christopher, representing self; Linda Busam, representing self; William & Mary Jurica, representing self; John Yoder, representing self; Charmaine Roth, representing self; Nikki Colletti, representing self; Bridget Nelke, representing self; Greg Blackie, AZ FREE ENTERPRISE CLUB; Melanie Hutchings, representing self; Jean Ferguson, representing self; Christi Sourk, representing self; Cara Kretz,

representing self; Cherie Anello, representing self; Peter Anello, representing self; Susan O'Daniel, representing self; Laurie Reiner, representing self; Pam Reinke, representing self; Mozelle Ault, representing self; J Holmes, representing self; Carol Kliewer, representing self; Dale Brewer, representing self; Thomas Simacek, representing self; Donna Booth, representing self; Merl Nielsen, representing self; Kathryn Farkas, representing self; louise liggett, representing self; karen enns, representing self; Jeffrey Luft, representing self; Carrie Cox, representing self; Mary Jamsa, representing self; Roy Scott Lassell, representing self; Pam Throw, representing self; Margaret Barnes, representing self; brenda simon, representing self; Douglas Simon, representing self; Cornel Choskey, representing self; Joelene Williamson, representing self; conrad tolson, representing self; Donald Koeppen, representing self; Lydia Choskey, representing self; Lynda Patrick-Hayes, LD10STRONG!, representing self; Shay Cardell, representing self; Laurel Lynn Scott, representing self; Pamela Calik, representing self; Michele Lennane-Root, representing self; Barbara Scott, representing self; Steve Kolter, representing self; Ronald Pardini, representing self; Lynda Brady, representing self; Renee Yarbrough, representing self; LEE YARBROUGH, representing self; James Roth, representing self; Joyce Mansur, representing self

All Comments:

Rodney Short, YUMA, CITY OF: Please have some of this funding return to the rural/non-metropolitan areas of Arizona.; Aimee Yentes, AZ FREE ENTERPRISE CLUB: Not available to testify, but will email committee members testimony.; Randal Scott, Self: No to this; Leslie White, Self: NO! NO! Terrible idea. Leslie White PC - LD5 - Oregon District; Linda Jorgensen, Self: Please reject this bill; Bridget Nelke, Self: I OPPOSE THIS BILL; J Holmes, Self: No more taxpayers subsidizing buildings; let corporate do that.; Dale Brewer, Self: I have 2 grandchildren and one great grandchild. I am very concerned about their futures.; karen enns, Self: State taxpayers should not subsidize local businesses. Furthermore this would lead to all sorts of corruption,; Mary Jamsa, Self: Our state taxpayers should not have to subsidize these business projects. I do not support this bill.; Roy Scott Lassell, Self: I do not support this bill. It is not appropriate and should not be passed. Taxpayers should not subsidize wasted expense.; Joelene Williamson, Self: I do not support. state TPT revenues should not be used to subsidize local public infrastructure improvement projects developed by businesses.; Lynda Brady, Self: A serious vote no is required here. Thank you for reading and considering a constituents opinion. I understand how overloaded your plate is, by design, to keep you from having time to thoughtfully consider your vote.; James Roth, Self: Uses state TPT revenues to subsidize local public infrastructure improvement projects developed by businesses. Bad idea.

HB4086, escrow agents; notice; property sale

Support:

Debi Gotlieb, representing self; Liz Recchia, AZ DEPT OF REAL ESTATE

All Comments:

Liz Recchia, AZ DEPT OF REAL ESTATE: Az legalized deed fraud (ARS 12-523 to 12-527). No way for property owner to know the fraud is occurring. Affects all real property, not just residential.

HB4088, commercial motor vehicle; liability insurance

Oppose:

Tony Bradley, President and CEO, Arizona Trucking Association

All Comments:

Tony Bradley, Arizona Trucking Association: HB 4088 abandons Arizona's existing towing consumer protections for DPS tows and to towing companies unlimited lien rights without rate caps, oversight, or dispute resolution.

PLEASE COMPLETE THIS FORM FOR THE PUBLIC RECORD

HOUSE OF REPRESENTATIVES

Please PRINT Clearly

Committee on Commerce

Bill Number Y001

Date 2-17-25

☑ Support ☐ Oppose ☐ Neutral

Name Jim Norton

Need to Speak? ☑ Yes ☐ No

Representing AZ Innovators

Are you a registered lobbyist? Yes

Complete Address 2525 East Arizona Biltmore Circle

E-mail Address jimcgottison48.com Phone Number 602-694-4903

Comments:

FIVE-MINUTE SPEAKING LIMIT

COMPLETE FORM FOR PUBLIC RECORD

STATE OF ARIZONA

HOUSE OF REPRESENTATIVES

REQUEST TO SPEAK

Committee on Commerce Date: 02/17/2026 Bill Number: HB 4011

Name: SAL DiCiccio | ☒ Support ☐ Oppose ☐ Neutral | Need to Speak: ☐ Yes ☐ No

Representing: SELF Registered Lobbyist ☐ Yes ☐ No

Address: 4842 N. 35th pl City/State: PHX Zip Code: 85018

Email Address: SAL123@COX.NET Phone Number: 602-292-0725

Comments: I support this bill

SPEAKING TIME DETERMINED BY THE CHAIRMAN

PLEASE COMPLETE THIS FORM FOR THE PUBLIC RECORD

HOUSE OF REPRESENTATIVES

Please PRINT Clearly

Committee on Commerce

Bill Number HB4011

Date 2/17/26

☒ Support ☐ Oppose ☐ Neutral

Name Steve Cheifetz

Need to Speak? ☒ Yes ☐ No

Representing self

Are you a registered lobbyist? NO

Complete Address 3442 N. 53rd St Phx Az 85018

E-mail Address swcheifetz@gmail.com

Phone Number 602 480 8181

Comments: Thanks!

FIVE-MINUTE SPEAKING LIMIT

ARIZONA STATE LEGISLATURE

Fifty-seventh Legislature - Second Regular Session

COMMITTEE ATTENDANCE RECORD

COMMITTEE ON **COMMERCE**

CHAIRMAN: Jeff Weninger VICE-CHAIRMAN: Michael Way

DATE	02/17/26
CONVENED	2:51 pm
RECESSED	
RECONVENED	
ADJOURNED	8:22 pm

MEMBERS	PRESENT	NOT PRESENT
Aguilar	✓	
Blackman	✓	
Carter N	✓	
Cavero	✓	
Connolly	✓	
Diaz	✓	
Hendrix	✓	
Villegas	✓	
Wilmeth	✓	
Way, Vice-Chairman	✓	
Weninger, Chairman	✓	
TOTAL	11	

Attachment 3

ARIZONA HOUSE OF REPRESENTATIVES

57th Legislature, 2nd Regular Session
Majority Research Staff

HB 2342: homeowners' associations; shade structures
Sponsor: Representative Travers, LD 12
Committee on Commerce

Overview

Prevents a planned community association from restricting the backyard installation or use of a *shade structure*.

History

A condominium or planned community association (HOA) is formed and organized under governing documents which include a declaration, bylaws and articles of incorporation, if any. An HOA is responsible for managing, maintaining and improving community property. Members of the association elect a board of directors who are given general management powers to act on behalf of the association (Title 33, Chapters 9 & 16, A.R.S.).

Statute prohibits a planned community association from restricting the installation or use of solar energy devices but allows an association to adopt reasonable rules regarding the placement of a device, if those rules do not prevent the installation, impair the function or restrict use of the device. An associations rules also cannot adversely affect the cost or efficiency of the device. Furthermore, statute directs courts to award reasonable attorney fees and costs to any party who prevails in an action against the board of directors of the planned community association for a violation of these rules (A.R.S. § 33-1816).

Provisions

1. Asserts a planned community association cannot prohibit the backyard installation or use of a shade structure. (Sec. 1)
2. Allows a planned community association to adopt reasonable rules regarding the size, placement or appearance of a shade structure if they do not:
   a. prevent the installation, impair the functioning or restrict the use of the structure;
   b. adversely affect the cost of the structure; and
   c. create height and setback requirements for a single-family home that are more restrictive than the zoning ordinances within the applicable city or town. (Sec. 1)
3. Directs courts to award reasonable attorney fees and costs to any party who prevails in an action against the board of directors of the association for a violation of shade structure restrictions. (Sec. 1)
4. Defines *shade structure* to mean a temporary or permanent structure that protects an area from excessive light or heat, including an umbrella or awning or a shade sail, gazebo, pergola or canopy. (Sec. 1)

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

Attachment 4

PROPOSED
HOUSE OF REPRESENTATIVES AMENDMENTS TO H.B. 2342
(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. Title 33, chapter 16, article 1, Arizona Revised Statutes, is amended by adding section 33-1816.01, to read:

33-1816.01. Shade structures; reasonable restrictions; municipal zoning; definition

A. NOTWITHSTANDING ANY PROVISION IN THE COMMUNITY DOCUMENTS, AN ASSOCIATION MAY NOT PROHIBIT THE BACKYARD INSTALLATION OR USE OF A SHADE STRUCTURE.

B. AN ASSOCIATION MAY ADOPT REASONABLE RULES REGARDING THE SIZE, PLACEMENT OR APPEARANCE OF A SHADE STRUCTURE IF THOSE RULES DO NOT PREVENT THE INSTALLATION, IMPAIR THE FUNCTIONING, RESTRICT THE USE OR ADVERSELY AFFECT THE COST OF THE STRUCTURE AND ARE NOT MORE RESTRICTIVE THAN THE ZONING ORDINANCES REGARDING SHADE STRUCTURE HEIGHT AND SETBACKS FOR A SINGLE-FAMILY HOME IN THE CITY OR TOWN IN WHICH THE PLANNED COMMUNITY IS LOCATED.

[~~C. NOTWITHSTANDING ANY PROVISION OF THE COMMUNITY DOCUMENTS, THE COURT SHALL AWARD REASONABLE ATTORNEY FEES AND COSTS TO ANY PARTY WHO SUBSTANTIALLY PREVAILS IN AN ACTION AGAINST THE BOARD OF DIRECTORS OF THE ASSOCIATION FOR A VIOLATION OF THIS SECTION.~~

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

Attachment 5

~~D.~~] [C.] FOR THE PURPOSES OF THIS SECTION, "SHADE STRUCTURE" MEANS A [~~TEMPORARY~~] [COMMERCIALLY PRODUCED OR PROFESSIONALLY MANUFACTURED MOVEABLE] OR PERMANENT STRUCTURE THAT [~~PROTECTS~~] [IS DESIGNED TO PROTECT] AN AREA FROM [~~EXCESSIVE LIGHT OR HEAT~~] [SUNLIGHT], INCLUDING AN UMBRELLA [~~OR AWNING~~] OR A SHADE SAIL[~~, GAZEBO, PERGOLA OR CANOPY~~].

Enroll and engross to conform

Amend title to conform

JEFF WENINGER

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

ROLL CALL VOTE

COMMITTEE ON Commerce BILL NO. HB 2342

DATE February 17, 2026 MOTION: DPA

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

Dana Babel
COMMITTEE SECRETARY

APPROVED:

JEFF WENINGER, Chairman
MICHAEL WAY, Vice-Chairman

ATTACHMENT 6

ARIZONA HOUSE OF REPRESENTATIVES

57th Legislature, 2nd Regular Session
Majority Research Staff

HB2244: evictions; satisfaction of judgments
Sponsor: Representative Blackman, LD 7
Committee on Commerce

Overview

Provides requirements relating to a motion to compel satisfaction of the judgment filed by a tenant.

History

Current statute requires the prevailing party to file a satisfaction of judgment within 40 days of full payment. If the prevailing part fails to do so, the tenant is allowed to file a motion to compel, which may require a bond and a court hearing at the discretion of the judge (A.R.S §§ 12-1567, 22-247).

Additionally, landlords are required to include an official county motion to compel satisfaction of judgment form when serving a 10-day notice for material noncompliance with the rental agreement (A.R.S § 33-1368).

Provisions

1. Stipulates the following apply to a tenant who files a motion to compel satisfaction of the judgment against a landlord who fails to respond to the motion within 15 days after the motion is filed:
   a. the fee for filing a motion to compel satisfaction of the judgment is waived;
   b. the judge or the justice of the peace may not hold a hearing on the motion to compel satisfaction of the judgment;
   c. the judgment is deemed satisfied if the tenant submits proof of payment; and
   d. the judge or justice of the peace shall issue an order sealing all records related to the eviction action. (Sec. 1, 2)
2. Requires landlords to include the applicable county form for a motion to compel satisfaction of judgment when serving a tenant with a 10-day notice for material noncompliance. (Sec. 3)

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

Attachment 7

PROPOSED
HOUSE OF REPRESENTATIVES AMENDMENTS TO H.B. 2244
(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 12-1567, Arizona Revised Statutes, is amended to read:

12-1567. Satisfaction of judgment; superior court; filing procedures; hearing; bond

A. The prevailing party shall file a satisfaction of judgment in the superior court within forty days after a judgment has been paid in full.

B. If the prevailing party fails to file a satisfaction of judgment or cannot be located after the opposing party has exercised due diligence in attempting to locate the prevailing party, the opposing party may file a motion to compel satisfaction of the judgment. The opposing party shall include with the motion to compel satisfaction of the judgment an affidavit that evidences proof of payment and, if necessary, the due diligence that was performed in attempting to locate the prevailing party. If the motion is granted, the judgment is deemed satisfied.

C. A judge may hold a hearing on the motion to compel satisfaction of the judgment.

D. A judge may compel the moving party to post a bond with the court in the amount of the judgment.

E. NOTWITHSTANDING SUBSECTIONS B AND C OF THIS SECTION, IF A TENANT FILES A MOTION TO COMPEL SATISFACTION OF THE JUDGMENT AGAINST A LANDLORD FOLLOWING AN EVICTION ACTION AND THE LANDLORD FAILS TO RESPOND TO THE MOTION TO COMPEL SATISFACTION OF THE JUDGMENT WITHIN FIFTEEN DAYS AFTER THE MOTION IS FILED, ALL OF THE FOLLOWING APPLY:

1. THE FEE FOR FILING A MOTION TO COMPEL SATISFACTION OF THE JUDGMENT IS WAIVED.

2. THE JUDGE MAY NOT HOLD A HEARING ON THE MOTION TO COMPEL SATISFACTION OF THE JUDGMENT.

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

Attachment 8

3. THE JUDGMENT IS DEEMED SATISFIED IF THE TENANT SUBMITS PROOF OF PAYMENT.

4. THE JUDGE SHALL ISSUE AN ORDER SEALING ALL RECORDS RELATED TO THE EVICTION ACTION PURSUANT TO SECTION 33-1379.

Sec. 2. Section 22-247, Arizona Revised Statutes, is amended to read:

22-247. Satisfaction of judgment; filing procedures; hearing; bond

A. The prevailing party shall file a satisfaction of judgment in the justice court within forty days after a judgment has been paid in full.

B. If the prevailing party fails to file a satisfaction of judgment or cannot be located after the opposing party has exercised due diligence in attempting to locate the prevailing party, the opposing party may file a motion to compel satisfaction of the judgment. The opposing party shall include with the motion to compel satisfaction of the judgment an affidavit that evidences proof of payment and, if necessary, the due diligence that was performed in attempting to locate the prevailing party. If the motion is granted, the judgment is deemed satisfied.

C. A justice of the peace may hold a hearing on the motion to compel satisfaction of the judgment.

D. A justice of the peace may compel the moving party to post a bond with the justice court in the amount of the judgment.

E. NOTWITHSTANDING SUBSECTIONS B AND C OF THIS SECTION, IF A TENANT FILES A MOTION TO COMPEL SATISFACTION OF THE JUDGMENT AGAINST A LANDLORD FOLLOWING AN EVICTION ACTION AND THE LANDLORD FAILS TO RESPOND TO THE MOTION TO COMPEL SATISFACTION OF THE JUDGMENT WITHIN FIFTEEN DAYS AFTER THE MOTION IS FILED [AND SERVED AS REQUIRED BY THE RULES OF PROCEDURE FOR EVICTION ACTIONS], ALL OF THE FOLLOWING APPLY:

1. THE FEE FOR FILING A MOTION TO COMPEL SATISFACTION OF THE JUDGMENT IS WAIVED.

2. THE JUSTICE OF THE PEACE MAY NOT HOLD A HEARING ON THE MOTION TO COMPEL SATISFACTION OF THE JUDGMENT.

3. THE JUDGMENT IS DEEMED SATISFIED IF THE TENANT SUBMITS [AN AFFIDAVIT THAT EVIDENCES] PROOF OF PAYMENT.

4. THE JUSTICE OF THE PEACE [~~SHALL ISSUE AN ORDER SEALING ALL RECORDS RELATED TO THE EVICTION ACTION PURSUANT TO SECTION 33-1379~~] [, AT THE JUSTICE OF THE PEACE'S DISCRETION, MAY SEAL THE EVICTION PURSUANT TO SECTION 33-1379 IF THE JUSTICE OF THE PEACE BELIEVES THAT SEALING THE RECORD IS AN APPROPRIATE REMEDY GIVEN THE LANDLORD'S FAILURE TO COMPLY WITH SUBSECTION A OF THIS SECTION].

<<~~Sec. 3. Section 33-1368, Arizona Revised Statutes, is amended to read:~~

~~33-1368. Noncompliance with rental agreement by tenant; failure to pay rent; utility discontinuation; liability for guests; definition~~

~~A. Except as provided in this chapter, if there is a material noncompliance by the tenant with the rental agreement, including material~~

~~falsification of the information provided on the rental application, the landlord may deliver a written notice, INCLUDING THE APPLICABLE COUNTY FORM FOR A MOTION TO COMPEL SATISFACTION OF THE JUDGMENT, to the tenant 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 in ten days. For the purposes of this section, material falsification includes the following untrue or misleading information about the:~~

~~1. Number of occupants in the dwelling unit, pets, income of the prospective tenant, social security number and current employment listed on the application or lease agreement.~~

~~2. Tenant's criminal records, prior eviction record and current criminal activity. Material falsification of information in this paragraph is not curable under this section.~~

~~If there is a noncompliance by the tenant with section 33-1341 materially affecting 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 a date not less than five days after receipt of the notice if the breach is not remedied in five days. However, If the breach is remediable by repair or the payment of damages or otherwise, and the tenant adequately remedies the breach before the date specified in the notice, the rental agreement will not terminate. If there is an additional act of these types of noncompliance of the same or a similar nature during the term of the lease after the previous remedy of noncompliance, the landlord may institute a special detainer action pursuant to section 33-1377 ten days after delivery of a written notice advising the tenant that a second noncompliance of the same or a similar nature has occurred. If there is a breach that is both material and irreparable and that occurs on the premises, which may include an illegal discharge of a weapon, homicide as prescribed in sections 13-1102, 13-1103, 13-1104 and 13-1105, prostitution as defined in section 13-3211, criminal street gang activity as prescribed in section 13-105, activity as prohibited in section 13-2308, the unlawful manufacturing, selling, transferring, possessing, using or storing of a controlled substance as defined in section 13-3451, threatening or intimidating as prohibited in section 13-1202, assault as prohibited in section 13-1203, acts that have been found to constitute a nuisance pursuant to section 12-991 or a breach of the lease agreement 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 and shall proceed under section 33-1377. The foregoing list of actions, which may constitute a material and irreparable breach of a tenant's lease, is not exhaustive.~~

~~B. A tenant may not withhold rent for any reason not authorized by this chapter. If rent is unpaid when due and the tenant fails to pay rent within five days after written notice by the landlord of nonpayment and the landlord's intention to terminate the rental agreement if the rent is~~

~~not paid within that period of time, the landlord may terminate the rental agreement by filing a special detainer action pursuant to section 33-1377. Before the filing of a special detainer action the rental agreement shall be reinstated if the tenant tenders all past due and unpaid periodic rent and a reasonable late fee set forth in a written rental agreement. After a special detainer action is filed the rental agreement is reinstated only if the tenant pays all past due rent, reasonable late fees set forth in a written rental agreement, attorney fees and court costs. After a judgment has been entered in a special detainer action in favor of the landlord, any reinstatement of the rental agreement is solely in the discretion of the landlord.~~

~~C. The landlord may recover all reasonable damages resulting from noncompliance by the tenant with the rental agreement or section 33-1341 or occupancy of the dwelling unit, court costs, reasonable attorney fees and all quantifiable damage caused by the tenant to the premises.~~

~~D. The landlord may discontinue utility services provided by the landlord on the day following the day that a writ of restitution or execution is executed pursuant to section 12-1181. Disconnections shall be performed only by a person authorized by the utility whose service is being discontinued. This section does not supersede standard tariff and operational procedures that apply to any public service corporation, municipal corporation or special districts providing utility services in this state.~~

~~E. On the day following the day that a writ of restitution or execution is executed pursuant to section 12-1181, the landlord shall comply with section 33-1370, subsections D, E, F, G, H and I regarding the tenant's personal property.~~

~~F. For the purposes of this chapter, the tenant shall be held responsible for the actions of the tenant's guests that violate the lease agreement or rules or regulations of the landlord if the tenant could reasonably be expected to be aware that such actions might occur and did not attempt to prevent those actions to the best of the tenant's ability.~~

~~G. For the purposes of this section, "days" means calendar days.~~>>

Enroll and engross to conform
Amend title to conform

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

ROLL CALL VOTE

COMMITTEE ON Commerce BILL NO. HB 2244

DATE February 17, 2026 MOTION: DPA

	PASS	AYE	NAY	PRESENT	ABSENT
Aguilar		✓			
Blackman		✓			
Carter N		✓			
Cavero					✓
Connolly		✓			
Diaz		✓			
Hendrix		✓			
Villegas		✓			
Wilmeth		✓			
Way, Vice-Chairman		✓			
Weninger, Chairman		✓			
		10	0	0	1

Joana Babel
COMMITTEE SECRETARY

APPROVED:

JEFF WENINGER, Chairman
MICHAEL WAY, Vice-Chairman

ATTACHMENT 9