

# LEGISLATIVE VICTORIES, 2011-2025

- ✓ **DEFEATED 40+ INDUSTRY KILLING BILLS, 2025.** Successfully defeated direct attacks on rental housing and owners including rent control, rent caps, inclusionary zoning, elimination of criminal background checks, expansion of fair housing including source of income, requiring 100-year assured water certificates for new BTR communities, mandatory eviction mediation, limits on fees and elimination of dog breed restrictions.
- ✓ **CUTTING RED TAPE, 2025.** Successfully passed legislation requiring cities and towns to administratively approve design plans, site plans and final site plans instead of via public hearing, getting apartments to market faster.
- ✓ **DEFEATED 30+ INDUSTRY KILLING BILLS, 2024.** Successfully defeated direct attacks on rental housing and owners including rent control, rent caps, inclusionary zoning, elimination of criminal background checks, expansion of fair housing including source of income, requiring 100-year assured water certificates for new BTR communities, mandatory eviction mediation, limits on fees and elimination of dog breed restrictions
- ✓ **COMMERCIAL TO APARTMENT CONSTRUCTION, 2024.** Successfully passed bi-partisan legislation paving the way to expedite development of new apartments using commercial buildings or demolishing and redeveloping commercial parcels. Early estimates anticipate 150,000 new units can be built by-right without the lengthy entitlement process.
- ✓ **ARIZONA HOUSING TRUST FUND, 2023.** Successfully advocated for \$150M in the Arizona budget for the Affordable Housing Trust Fund for new construction and expansion of homelessness services.
- ✓ **ARIZONA GROUND WATER ACT, 2023.** Defeated legislation that would have required that build to rent communities get a 100-year assured water supply certificate if developing in a local jurisdiction that does not have an assured water supply.
- ✓ **SALES TAX ON RESIDENTIAL RENT, 2023.** Successfully assisted in eliminating the sales tax on rent. Saving AZ renters \$160M annually. Saving owners and property managers the administrative pain of monthly tax reporting to the Arizona Department of Revenue.
- ✓ **HOUSING SUPPLY STUDY COMMITTEE, 2022.** Successfully created an eleven-member Housing Supply Study Committee to examine the barriers for new housing development that will report its findings to the Arizona Legislature.
- ✓ **STATE LOW INCOME HOUSING TAX CREDIT (LIHTC), 2021.** Successfully created a state Low-Income Housing Tax Credit (LIHTC) program to provide \$160 million for affordable housing construction.
- ✓ **VIRTUAL COURT, 2021.** Successfully enacted legislation to enable all parties in a court hearing to appear virtually, allowing property owners greater access to the courts.
- ✓ **COURT RULES AND ORDERS, 2021.** Successfully enacted legislation to prohibit Court rules and administrative orders from abridging, enlarging or modifying statutory, contractual or common law real property rights.

**\$4 billion and  
counting...**

*In 1989, the AMA successfully enacted property tax reform that changed the state assessment ratio for Class 4 (rental) property from 15% to 10%, which has saved the Arizona rental housing industry over \$4 billion to date.*

- ✓ **ZONING ORDINANCES, 2021.** Partnered with key development stakeholders to pass legislation to require cities and towns to consider the cost impact of any zoning amendment on housing for sale or rent.
- ✓ **ABANDONED PETS, 2021.** Successfully enacted legislation to provide new remedies for property owners to quickly remove an animal from the rental unit and release the animal to a family member or a shelter.
- ✓ **PARTIAL PAYMENTS OF RENT, 2019.** Successfully enacted legislation to clarify that certain housing vouchers do not constitute rent.
- ✓ **RENT TAX NOTIFICATION, 2019.** Successfully enacted legislation to require cities and towns to provide rental property owners with written notification of any new residential rental tax 60 days prior to the new tax rate taking effect.
- ✓ **ABANDONED PETS AND PROPERTY, 2018.** Successfully enacted legislation to provide guidance on how to handle abandoned pets and property in rental units and to reduce the holding period of abandoned property from 21 to 14 days.
- ✓ **GPLET, 2018.** Protected Arizona's premier development incentive known as the Government Property Lease Excise Tax.
- ✓ **APARTMENT FINDER FEE, 2017.** Successfully enacted legislation to remove all caps on apartment finder fees.
- ✓ **MANDATORY COURT FORMS, 2017.** Successfully enacted legislation to prevent Courts from requiring landlords to use certain forms for all notices and pleadings in eviction related matters.
- ✓ **RENT CONTROL, 2017.** Defeated legislation that would have authorized municipalities to adopt "rent control" ordinances.
- ✓ **ENERGY BENCHMARKING, 2016.** Successfully enacted legislation to prohibit municipalities from adopting ordinances that require property owners to report their energy usage to a governmental body.
- ✓ **MANDATORY RECYCLING, 2016.** Successfully enacted legislation to prohibit cities and towns from adopting mandatory recycling programs.
- ✓ **SOLID WASTE SERVICES, 2015.** Successfully enacted legislation to allow multi-family operators to select a private enterprise solid waste or recycling service provider in all Arizona cities and towns by July 1, 2016.
- ✓ **INCLUSIONARY ZONING, 2015.** Successfully enacted legislation to prohibit municipalities from adopting inclusionary zoning ordinances.
- ✓ **POOL GATES, 2014.** Successfully enacted legislation to grandfather all existing pool area gate locking mechanisms.
- ✓ **REAL ESTATE ADVISORY BOARD, 2014.** Successfully enacted legislation to require the Arizona Department of Real Estate Advisory Board to include a multi-family property manager as a member on the Board.
- ✓ **RENT TAX, 2011.** Successfully enacted legislation to require voter approval for any rental tax rate increase.
- ✓ **BEDBUGS, 2011.** Successfully enacted legislation to outline landlord and tenant responsibilities and prohibit municipalities from enacting local regulations related to bedbugs.

### *Did you know...*

*With the passage of the elimination of rent tax our residents are saving over \$160M annually. Now those funds can go back into the economy benefiting all of Arizona.*

- ✓ **PRIVATE PROPERTY RIGHTS, 2011.** Defeated a legislative proposal that would have allowed residents or guests to bring firearms into leasing offices, pool areas, gymnasiums or other apartment common areas.
- ✓ **DEVELOPMENT IMPACT FEES, 2011.** Partnered with key development stakeholders to enact a comprehensive reform of the development impact fee statutes.

## OTHER SIGNIFICANT AMA VICTORIES THROUGH THE YEARS

- ✓ **AFFORDABLE HOUSING INITIATIVE.** Ensured multifamily developer's feedback was incorporated into the City of Phoenix's Affordable Housing Initiative as part of a plan to build up to 50,000 new workforce and affordable housing units by 2030.
- ✓ **IMMIGRATION.** Defeated legislation to require managers to verify legal immigration status of all prospective tenants.
- ✓ **PROPERTY MAINTENANCE.** Defeated legislation that would have required property owners to hire licensed contractors to perform all routine maintenance in apartments including air filter replacements and fixing leaking sinks.
- ✓ **INTERIOR INSPECTIONS.** Passed legislation to prohibit cities from conducting annual interior rental unit inspections and assessing annual inspection fees, saving the industry over \$17 million annually.
- ✓ **PROPERTY TAX.** Passed legislation to temporarily suspend the State Equalization Property Tax Rate for three years, saving the industry over \$400,000 annually.
- ✓ **REGULATORY PROTECTIONS.** Passed legislation to prohibit cities from enacting "rent control," blocked attempts to license leasing agents, limited early lease terminations, and created a business-friendly landlord and tenant act.

**The voice of Arizona's apartment industry since 1966.**

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