



LEGISLATIVE VICTORIES, 2012-2019

- ✓ Housing Assistance Payments, 2019. Successfully enacted legislation to retain a landlord's ability to pursue an eviction action for tenants using Housing Assistance Payments including Section 8 Vouchers.
- ✓ **RENT TAX NOTIFICATION, 2019.** Successfully enacted legislation to require cities and towns to provide 60 days' notice of any increase of the residential rental tax to the tax licensee.
- ✓ **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 and/ or in-lieu fees.
- ✓ **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 in order to provide a uniform statewide standard.

\$3.5 billion and counting...

In 1989, the AMA successfully enacted property tax reform in Arizona that changed the state assessment ratio for Class 4 (rental) property from 15% to 10%, which has saved the Arizona apartment industry \$3.5 billion to date.

OTHER SIGNIFICANT AMA VICTORIES THROUGH THE YEARS

- ✓ **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.

LOCAL VICTORIES, 2012-2019

- ✓ **GILBERT DEVELOPMENT IMPACT FEES, 2017.** Amended town of Gilbert infrastructure improvement proposal resulting in a 40% decrease in the town’s proposed development impact fee.
- ✓ **TEMPE DEVELOPMENT IMPACT FEES, 2016.** Amended a city of Tempe Development Impact Fee ordinance to remove DIFs as a funding source for certain transportation projects.
- ✓ **MARICOPA COUNTY PROPERTY TAX VALUATIONS, 2014.** Successfully negotiated with Maricopa County to reach a more equitable property tax assessment ratio for new construction in the County.
- ✓ **TEMPE SECURITY PLAN ORDINANCE, 2014.** Successfully amended the city of Tempe’s security plan ordinance to limit the scope of the ordinance from the originally proposed citywide version to one that only impacts multi-family communities that operate with a disregard for public safety.
- ✓ **GILBERT DEVELOPMENT IMPACT FEES, 2014.** Successfully amended the town of Gilbert’s development impact fee ordinance to modify the water and sewer impact fee methodology, resulting in a \$5,000 per unit savings.
- ✓ **ENERGY CONSERVATION CODES, 2014.** Successfully amended new energy conservation codes in Phoenix, Glendale, Surprise, Flagstaff, Chandler, Gilbert and Avondale to provide more flexibility for apartment builders.
- ✓ **TEMPE NUISANCE PARTY ORDINANCE, 2013.** Successfully amended the city of Tempe’s nuisance party ordinance to provide protections for apartment managers whose residents participate in nuisance parties.

Did you know...

that since the passage of the AMA’s “rent tax” bill in 2011, the cities of Buckeye, Glendale, Paradise Valley and Tucson have been prohibited from increasing their rental tax rates, saving the industry and Arizona renters nearly \$52 million in the four cities alone!

The voice of Arizona’s apartment industry since 1966.

www.azmultihousing.org

