

State of Arizona
House of Representatives
Forty-seventh Legislature
Second Regular Session
2006

HOUSE BILL 2189

AN ACT

AMENDING SECTION 42-18054, ARIZONA REVISED STATUTES; RELATING TO PROPERTY TAX STATEMENTS.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Section 42-18054, Arizona Revised Statutes, is amended to
3 read:

4 42-18054. Tax statements for mortgaged property

5 A. If property that is subject to taxation by the county assessor is
6 mortgaged and the mortgagee, or a person acting for the mortgagee, by the
7 terms of the mortgage agreement pays the tax on behalf of the mortgagor:

8 1. The county treasurer, ~~on request~~, shall mail a statement of taxes
9 due on the property to the mortgagor, at the mortgagor's last known address,
10 and to the mortgagee. The tax statement sent to the mortgagor shall be a
11 written document. The tax statement sent to the mortgagee may be in any form
12 established by the county treasurer.

13 2. The liability for the tax, and any subsequent interest, fees and
14 penalties, does not depend on either the mortgagor or the mortgagee receiving
15 the tax statement.

16 B. When a mortgagee either continues to receive or possesses an
17 unsatisfied tax statement from the county treasurer after the mortgage is
18 satisfied, the mortgagee shall either:

19 1. Return the tax statement to the county treasurer within thirty
20 working days, together with the last known address of the mortgagor as shown
21 on the records of the mortgagee.

22 2. Forward the tax statement or current taxes due information to the
23 mortgagor and notify the county treasurer of this action.

24 C. If a mortgagee fails to comply with subsection B, and as a result
25 of the mortgagee's failure to comply the tax on the mortgagor's property
26 becomes delinquent, the mortgagee is liable to the mortgagor for all interest
27 and penalties imposed by law for the delinquent tax.