

In the Matter of) Arizona Supreme Court
) No. R-26-0040
RULES 4, 5, 8, 9, 10, 11,13, 15,)
17, 20, AND APPENDIX A, RULES)
OF PROCEDURE FOR EVICTION ACTIONS)
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) **FILED:07/08/2026**

On July 7, 2026, David K. Byers, Administrative Director of the Administrative Office of the Courts, filed a rule petition to amend various parts of the Rules of Procedure for Eviction Actions to conform the rules to two statutes adopted in the last legislative session. The first, Senate Bill 1426, establishes an expedited process for removing unauthorized individuals occupying residential property. The second, House Bill 2244, modifies the process for compelling satisfaction of a judgment in landlord-tenant matter.

To ensure that the Court considers and acts on the proposed amendments before the recent legislation goes into effect on September 12, 2026, Petitioner further requests that the petition be given expedited consideration under Rule 28(h)(1), Rules of the Supreme Court of Arizona, and that the amendments

it proposes be adopted on an emergency basis under Rule 28(h)(2) of the same rules.

Upon consideration,

IT IS ORDERED granting the request to consider this petition on an expedited basis.

IT IS FURTHER ORDERED that during its August 2026 Rules Agenda, the Court will consider whether to adopt on an emergency basis the proposed amendments to the Rules of Procedure for Eviction Actions. If it does, the Court will consider whether to adopt the rule amendments on a permanent basis during its December 2026 Rules Agenda. If it decides not to adopt the proposed rule amendments on an emergency basis, the Court will decide whether to adopt them on a non-emergency basis during its December 2026 Rules Agenda.

IT IS FURTHER ORDERED that this petition is opened for public comment under Rule 28(c), Rules of the Supreme Court of Arizona, with all comments due no later than October 1, 2026, and any reply due no later than October 15, 2026.

The petition may be viewed by going to: <http://www.azcourts.gov/Rules-Forum>. This opens the "Welcome" page. Petitions are posted under the appropriate body of rules. For example, the "Rules of Procedure for Eviction Actions" can be found by scrolling down the page.

For instructions on how to post comments electronically, click on <https://www.azcourts.gov/rules/Forum-FAQ> at the top of the "Forum FAQ" page and then "How do I file a comment on a Rule 28 petition?" Alternatively, commenters may submit comments by filing an original and one paper copy of the comment with the Clerk of the Supreme Court, 1501 West Washington St., Room 402, Phoenix, AZ 85007 in an envelope marked "Rule Comment."

Any person filing a comment must send a copy of the comment to the Petitioner electronically or by ordinary mail.

DATED this 8th day of July, 2026.

/s/
ANN A. SCOTT TIMMER
Chief Justice

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TO:

Rule 28 Distribution

David K Byers