

2026 Legislative Committee Bill Summary As Of 01-23-2026

Bill	Bill Title, Description, Research	Documents	Chapter	Introduc	Position of Bill in Legislature					Summary	
				By	Date	Committee	Vote Date	Action	Vote		
HB212 8	homeowners' associations; condominiums; actions; meetings	Introduced Bill	10-3821	Carter N	1/13	1st Read				HB 2128 purports to restrict the ability of a community association's board of directors to take action by unanimous written consent. This proposed change suggests that deliberation and action must occur transparently and in real time, rather than through emails, written consents, or informal agreements.	
					1/13	Com					AHC For
					1/13	Rules					
					1/14	2nd Read					
HB217	homeowner's associations; expiration	Introduced Bill	33-1801.01	Carter N	1/13	1st Read					
					1/13	Com					AHC For
					1/13	Rules					
					1/14	2nd Read					
HB218 5	homeowners' associations; lawns; drought	Introduced Bill	33-1242	Willoughby	1/13	1st Read				HB 2185 prohibits condominium and planned community associations from requiring overseeding or watering of lawns during a drought year, as defined by Arizona law. These prohibitions apply regardless of existing CC&Rs, rules, or landscaping standards.	
					1/13	Com	15-Jan	W/D			
					1/15	NREW	Natural Resources				
					1/13	Rules					
		1/14	2nd Read								
HB219 9	RV parks; mobile homes; education	Introduced Bill	33-1409	Willoughby	1/15	1st Read				Establishes education requirement for park managers of a recreational vehicle park.	
					1/15	Com					
					1/15	Rules					
					1/20	2nd Read					
HB221 2	homeowners' associations; lobbying; political activity	Introduced Bill	33-1243.01	Carter N	1/15	1st Read				HB 2212 would prohibit community associations from spending any association funds on organizations that engage in lobbying or attempt to influence elections, regardless of what the governing documents allow. From an operational standpoint, the board and management would need to immediately review all memberships, sponsorships, dues, and similar payments to confirm that recipient organizations do not engage in prohibited activities. The restriction is based on the recipient's conduct—not the association's intent—meaning even payments for education, training, or industry resources could be barred if the organization also lobbies.	
					1/15	Gov					
					1/15	Rules					
					1/20	2nd Read					
HB224 3	landlord tenant act; application fees	Introduced Bill	33-1320	Blackman	1/15	1st Read					
					1/15	Com					
					1/15	Rules					
					1/20	2nd Read					
HB224 4	evictions; satisfaction of judgments	Introduced Bill	12-1567	Blackman	1/21	1st Read					
					22-247	1/21	Com				
					33-1368	1/21	Rules				

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HB227 7	HOAs; fiscal duties	Amended	33-1803		1/22	2nd Read					<p>HB 227 would mandatorily constrain how community associations, boards of directors, and management budget, collect, and control association funds by converting many governance practices into mandatory statutory requirements. Boards would be required to prepare prudently estimated annual budgets with heightened transparency, while management would need to support expanded financial reporting and posting obligations tied to budget approval. For larger communities, meaningful assessment increases, supplemental budgets, special assessments, and most financing decisions would shift from board-level authority to owner ratification, reducing operational flexibility and lengthening decision timelines. The bill also centralizes financial control at the board level by requiring association-titled accounts and direct board signature authority, limiting the extent to which financial control can be delegated to management. Collectively, the bill increases compliance, administrative, and risk exposure for associations by making non-conforming budgets and assessments legally unenforceable and by imposing explicit fiduciary-style duties on both boards and those managing association finances.</p>
					1/21	Gov					
					1/21	Rules					
HB230 0	mobile home landlord tenant; protections	Added	33-1486		1/22	2nd Read					
					1/21	Gov					
					1/21	Rules					
HB234 2	homeowners' associations; shade structures	Added	33-1816.01		1/22	2nd Read					
					1/21	Gov					
					1/21	Rules					
					1/22	2nd Read					
HB235 3	homeowners' associations; cumulative voting; prohibition	Amended	33-1250								<p>HB 235 introduces explicit prohibitions on cumulative voting for both condominium associations and planned community associations by adding new subsections to A.R.S. 33-1250 and A.R.S. 33-1812. The newly added text in both sections states that associations may not permit members to cumulate their votes by multiplying the number of votes they are entitled to cast, by the number of directors for whom they may vote, and casting the resulting product for a single candidate or distributing it among two or more candidates, i.e., cumulative voting is prohibited. This prohibition is stated as overriding any provisions to the contrary in either the relevant governing documents or Arizona's nonprofit corporation statutes. However, the additions clarify that this does not preclude someone owning more than one unit or property from casting a ballot for each unit or property owned.</p>
					1/21	Gov					
					1/21	Rules					
HB236 2	property classification; short-term rentals	Amended	33-1902		1/22	2nd Read					
					1/21	Gov					

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HB236 3	residential rental property; definition	Amended	33-1901		1/21	Rules				<p>HB 2335 introduces explicit prohibitions on cumulative voting for both condominium associations and planned community associations by adding new subsections to A.R.S. 33-1250 and A.R.S. 33-1812. The newly added text in both sections states that associations may not permit members to cumulate their votes by multiplying the number of votes they are entitled to cast, by the number of directors for whom they may vote, and casting the resulting product for a single candidate or distributing it among two or more candidates, i.e., cumulative voting is prohibited. This prohibition is stated as overriding any provisions to the contrary in either the relevant governing documents or Arizona's nonprofit corporation statutes. However, the additions clarify that this does not preclude someone owning more than one unit or property from casting a ballot for each unit or property owned.</p>		
					1/22	2nd Read						
					1/21	Gov						
HB239 7	homeowners' associations; property covenants; disclosures	Amended	33-1803		1/21	Rules			<p>HB 2335 introduces explicit prohibitions on cumulative voting for both condominium associations and planned community associations by adding new subsections to A.R.S. 33-1250 and A.R.S. 33-1812. The newly added text in both sections states that associations may not permit members to cumulate their votes by multiplying the number of votes they are entitled to cast, by the number of directors for whom they may vote, and casting the resulting product for a single candidate or distributing it among two or more candidates, i.e., cumulative voting is prohibited. This prohibition is stated as overriding any provisions to the contrary in either the relevant governing documents or Arizona's nonprofit corporation statutes. However, the additions clarify that this does not preclude someone owning more than one unit or property from casting a ballot for each unit or property owned.</p>			
					1/22	2nd Read						
					1/21	Gov						
HB245 3	arts trust fund; monies	Amended	Oct-22		1/21	Rules					<p>HB 2335 introduces explicit prohibitions on cumulative voting for both condominium associations and planned community associations by adding new subsections to A.R.S. 33-1250 and A.R.S. 33-1812. The newly added text in both sections states that associations may not permit members to cumulate their votes by multiplying the number of votes they are entitled to cast, by the number of directors for whom they may vote, and casting the resulting product for a single candidate or distributing it among two or more candidates, i.e., cumulative voting is prohibited. This prohibition is stated as overriding any provisions to the contrary in either the relevant governing documents or Arizona's nonprofit corporation statutes. However, the additions clarify that this does not preclude someone owning more than one unit or property from casting a ballot for each unit or property owned.</p>	
					1/22	2nd Read						
					1/21	Gov						
HB245 9	mobile home parks; submetering; fees	Amended	33-1413.01		1/21	Rules						<p>HB 2335 introduces explicit prohibitions on cumulative voting for both condominium associations and planned community associations by adding new subsections to A.R.S. 33-1250 and A.R.S. 33-1812. The newly added text in both sections states that associations may not permit members to cumulate their votes by multiplying the number of votes they are entitled to cast, by the number of directors for whom they may vote, and casting the resulting product for a single candidate or distributing it among two or more candidates, i.e., cumulative voting is prohibited. This prohibition is stated as overriding any provisions to the contrary in either the relevant governing documents or Arizona's nonprofit corporation statutes. However, the additions clarify that this does not preclude someone owning more than one unit or property from casting a ballot for each unit or property owned.</p>
					1/22	2nd Read						
					1/21	Gov						
HB256 5	landlord tenant; notice; assistance information	Amended	33-1322		1/21	Rules				<p>HB 2335 introduces explicit prohibitions on cumulative voting for both condominium associations and planned community associations by adding new subsections to A.R.S. 33-1250 and A.R.S. 33-1812. The newly added text in both sections states that associations may not permit members to cumulate their votes by multiplying the number of votes they are entitled to cast, by the number of directors for whom they may vote, and casting the resulting product for a single candidate or distributing it among two or more candidates, i.e., cumulative voting is prohibited. This prohibition is stated as overriding any provisions to the contrary in either the relevant governing documents or Arizona's nonprofit corporation statutes. However, the additions clarify that this does not preclude someone owning more than one unit or property from casting a ballot for each unit or property owned.</p>		
					1/22	2nd Read						
					1/21	Gov						

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HB260 6	homeowners' associations; records requests	Amended	33-1258							<p>HB 260 proposes amendments to Arizona laws governing both condominiums and planned communities, specifically clarifying the rights of association members to access certain financial and other records of their associations on request, and establishing procedural requirements for those records requests. The bill introduces specific standards: requests must be made in good faith, must describe the member's proper purpose and the records sought with reasonable particularity, and the records requested must be directly connected with that purpose. It limits the definition of "financial and other records" to a detailed list, including governing documents, meeting minutes, budgets, assessments, contracts, and certain insurance and audit materials, narrowing what is subject to inspection. This bill does not impact an association's right to withhold records related to legal privilege, pending litigation, certain confidential personal matters, but adds a new category: previously provided documents. This bill also clarifies that association's may charge the 15 cents per page fee for both paper and electronic copies.</p>
					1/21	Gov				
					1/21	Rules				
					1/22	2nd Read				
HB261 2	records requests; homeowners' associations	Amended	33-1805							<p>HB 2612 adds a new category of condominium and planned community records that an association need not provide in response to a member's request for records, specifically, any records the member requested within the preceding two years that have not been changed.</p>
					1/21	Gov				
					1/21	Rules				
					1/22	2nd Read				
HB261 3	homeowners' association; virtual meetings; proxies	Amended	33-1248							<p>HB 2613 proposes amendments to Arizona laws governing community associations, primarily to authorize and regulate virtual or online meetings for both membership meetings and board of directors meetings, regardless of contrary provisions in the association's governing documents. The bill expressly allows such meetings to be conducted on online or virtual platforms, subject to compliance with existing meeting requirements, and modernizes voting procedures by providing for voting by absentee ballot and in-person ballot for in-person meetings, and by written ballot for online or virtual meetings. Electronic voting is also expressly permitted.</p>
					1/21	Gov				
					1/21	Rules				
					1/22	2nd Read				
HB261 4	homeowners' associations; assessments; liens; payments	Amended	33-1802							<p>HB2614 proposes amendments to the statutes governing condominiums and planned communities in Arizona, specifically affecting definitions and limiting the circumstances under which an association may apply an owner's payments other than as required by statute.</p>
					1/21	Gov				
					1/21	Rules				
					1/22	2nd Read				
HB262 5	technical correction; nonprofit corporations	Amended	Oct-01							
					1/21	Gov				
					1/21	Rules				

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HB263 2	landlords; tenant's marijuana use	Added	33-1317.01		1/22	2nd Read				
					1/21	Gov				
					1/21	Rules				
					1/22	2nd Read				
HB264 3	residential landlord tenant; consumer fraud	Added	33-1380							
					1/21	Gov				
					1/21	Rules				
					1/22	2nd Read				
HB270 8	landlord tenant; judgment; fees; satisfaction	Amended	33-1315							
					1/21	Gov				
					1/21	Rules				
					1/22	2nd Read				
HB270 9	landlord tenant; applications; fees; disclosures	Added	33-1314.02							
					1/21	Gov				
					1/21	Rules				
					1/22	2nd Read				
HB271 0	landlord tenant; evictions for cause	Amended	33-1368							
					1/21	Gov				
					1/21	Rules				
					1/22	2nd Read				
HB271 2	residential tenant evictions; court report	Added	33-1379.01							
					1/21	Gov				
					1/21	Rules				
					1/22	2nd Read				
HB271 3	mobile homes; RVs; consumer fraud	Added	33-1485.02							
					1/21	Gov				
					1/21	Rules				
					1/22	2nd Read				
HB271 8	landlord tenant; rental amounts	Amended	33-1314							
					1/21	Gov				
					1/21	Rules				
					1/22	2nd Read				
HB273 9	landlord tenant; senior rental limits	Added	33-1309							
					1/21	Gov				

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HB274 3	homeowners' associations; unlawful provisions; damages	Amended	33-1242		1/21	Rules				HB 2743 introduces new liabilities for condominium and planned community associations whose governing documents contain provisions prohibited by law. Specifically, if an association fails to amend or remove such unlawful provisions after receiving written notice from an owner, the association becomes liable for damages: \$1,000 after the first notice and \$2,500 for each subsequent notice, regardless of whether the notices come from the same or different individuals.
					1/22	2nd Read				
					1/21	Gov				
HB286 3	landlord tenant; eviction; personal property	Amended	33-1368		1/21	Rules				
					1/22	2nd Read				
					1/21	Gov				
HB286 6	landlord; tenant; jury trials; procedures	Amended	33-1368		1/21	Rules				
					1/22	2nd Read				
					1/21	Gov				
HB290 9	dispute resolution process; real estate.	Introduced Bill	32-2199.01	Hendrix			1st Read			
					32-2199.02		Gov			
					32-1299.04		Rules			
					33-1270		2nd Read			

Reviewed through House Bill 2928

23 New bills introduced last week

SB1083	homeowner's associations; address lights	Introduced Bill	33-1261.01	Kavanagh		1/12	1st Read	Glomensio Version 3.0 coming soon			SB 2025 would require community associations to allow owners to install qualifying lighted home address devices, regardless of contrary provisions in the governing documents, so long as the devices meet specified emergency, visibility, and functionality standards. While the association may adopt reasonable placement and lighting rules, those rules must be carefully limited and cannot materially interfere with the device's purpose, cost, efficiency, or use. Boards and management would need to review and likely revise architectural and lighting guidelines to ensure they do not impose indirect prohibitions or aesthetic barriers. The proposed bill, if passes, would significantly increase enforcement risk by mandating an award of attorneys' fees and costs to a prevailing owner in any violation action (one-sided and does not authorize award to association if association prevails).			
					33-1816.01		1/28					GOV	Duplicate of last years SB1535	
							1/12					Rules		
							1/14					2nd Read		

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SB1151	homeowners' associations; open meetings	Introduced Bill	33-1202	Rogers	1/15	1st Read				SB 1151 materially constrains how community associations, boards of directors, and management conduct business by broadly defining "meetings" to include any quorum-level discussion of association matters, whether in person or through technological means. Control over the conduct of membership meetings is shifted away from the board, with boards and management relegated to a facilitative role and procedural decisions placed in the hands of the members present. The bill extends full open-meeting and notice requirements to board-appointed committees, significantly reducing the ability of boards and management to delegate or preliminarily vet issues outside a public forum. Executive sessions are narrowly limited to discussion only, prohibiting any action in closed session and requiring all decisions to occur in open meetings. Any action taken in violation of these requirements is deemed void as a matter of law, materially increasing compliance risk and exposure for associations, directors, and management.
					1/15	GOV				
					1/15	Rules				
					1/20	2nd Read				
SB1158	dispute resolution process; real estate	Introduced Bill	32-2199.02	Rogers	1/15	1st Read				A proposal to cap Arizona Department of Real Estate (ADRE) filing fees a
					1/15	GOV				
					1/15	Rules				
					1/20	2nd Read				
SB1184	HOAs; uniformed services division flags	Introduced Bill	33-1261	Kavanagh	1/20	1st Read				SB 1184 expands the list of flags that Arizona community association members may display to include officially authorized "Uniformed Services of the United States Division Flags." The bill inserts this category into both the condominium and planned community statutes, placing it on par with the American flag, state flags, and first responder flags. It also creates an explicit statutory definition for this flag category, ensuring clarity about what flags are protected.
					1/21	GOV				
					1/21	Rules				
					1/21	2nd Read				
SB1246	homeowners' associations; foreclosure process	Introduced Bill	33-1202	Rogers	1/21	1st Read				
					1/21	Gov				
					1/21	Rules				
					1/22	2nd Read				
SB1260	HOAs; complaints; dispositions; online access	Introduced Bill	33-1242	Kavanagh	1/21	1st Read				
					1/21	Gov				
					1/21	Rules				
					1/22	2nd Read				
SB1393	mobile homes; removal; contents	Introduced Bill	33-1478	Kavanagh		1st Read				
						Gov				
						Rules				

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<i>Bill</i>	<i>Bill Title, Description, Research</i>	<i>Documents</i>	<i>Chapter</i>	<i>By</i>	<i>Date</i>	<i>Committee</i>	<i>Vote Date</i>	<i>Action</i>	<i>Vote</i>	Summary	
Reviewed through Senate Bill					1397	163 New bills introduced last week					

	recommendation for floor amendment	PFCA	W/FI
	Do pass amended		
	Committee of the Whole	COW	
	Government	GOV	
	House Regulatory Affairs	RA	
	House Rules	Rules	
	Proper for consideration	PFC	
	Discussed and Held	DISC/Held	