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Community Associations Institute

Fifty-Fifth Legislature, Second Regular Session

Legislative Report

DAY #108 OF SESSION | 1,780 BILLS INTRODUCED

NEXT DEADLINE: April 23 – leaders must extend 100-day *sine die* adjournment deadline

04/27/22

Disclaimer: Since the legislature acts daily, each bill's status listed herein could change daily. This tracking document is merely meant to advise our members of a general overview of some of the bills that have been introduced and the status of the bill as of the date listed below. The bill summaries listed herein may or may not include all aspects of the proposed legislation and subsequent amendments and do not necessarily reflect an interpretation of the bills or the merits of the same.

Priority Bills

HB2010: FIRST RESPONDER FLAGS; HOMEOWNERS' ASSOCIATIONS

Condominium associations and homeowners' associations cannot prohibit the display of a "first responder flag" (defined).

Position:

Sponsor: Rep. Kavanagh (R - HD-023)

Status: **04-11-2022, Senate COW approved, [as amended](#)**

[Request to Speak:](#) support – Arizona Homeowners' Coalition; oppose – n/a

[Current Version of Bill](#)

[Amendment:](#) adds blue star service flags and gold star service flags to the list of allowed flags.

[Floor Amendment:](#) Prohibits a condominium unit owners' association or a planned community association from prohibiting owners from displaying a flag of the U.S. Uniformed Services, rather than only the flags of the U.S. Army, Navy, Air Force, Marine Corps or Coast Guard.

Daily History

03-07-2022, PASSED SENATE RULES & GOVERNMENT, AS AMENDED, 4-2-1
02-27-2022, referred to Senate Government. PASSED HOUSE: 39-20; ready for Senate
02-03-2022, House Committee of the Whole
12-26-2022, PASSED COMMITTEE, 7-6-0
1-11-2022, referred to House Government and Elections Committee
11-17-2022, Not yet assigned to committee

HB2131: ARTIFICIAL GRASS BAN PROHIBITED; HOAs

In any planned community that allows natural grass on a member's property, a homeowner's association (HOA) cannot prohibit installing or using artificial turf on any member's property. An HOA is allowed to adopt reasonable rules regarding the installation and appearance of artificial turf if those rules do not prevent installing or using the artificial grass in the same manner that natural grass would be allowed. The court is required to award reasonable attorney fees and costs to any party that prevails in an action against the HOA for a violation of this legislation. AS PASSED HOUSE

Position:

Sponsor: Rep. Kavanagh (R - HD-023)

Status: **[03-30-2022, SIGNED BY GOVERNOR. Chap. 101, Laws 2022.](#)**

[Request to Speak:](#) support – Sierra Club, Water for Arizona Coalition, ASL Associates;
oppose – Arizona Homeowners' Coalition;
neutral – Home Builders Ass'n of Central Ariz.

[Signed Version of Bill](#)

[Amendment:](#) strike-everything amendment allows HOAs to regulate and set guidelines for artificial grass, notwithstanding protection of unique natural features and landscape.

[Floor Amendment:](#) adds language for HOA regulation of artificial turf.

[Floor Amendment:](#) prohibits an HOA from prohibiting a member from converting natural grass to artificial grass on a member's property if an HOA prohibits new installation of natural grass or artificial turf.

Daily History

03-07-2022, PASSED SENATE RULES & GOVERNMENT 6-0-1
PASSED HOUSE 57-2; ready for Senate
02-10-2022, PASSED HOUSE RULES; GOVERNMENT, AS AMENDED, 13-0-0
01-19-2022, referred to House Government and Elections Committee

HB2158: HOMEOWNERS' ASSOCIATIONS; POLITICAL; COMMUNITY ACTIVITY

Condominium associations and planned community associations cannot prohibit or unreasonably restrict a unit owner or member's ability to peacefully assemble and use common elements of the community if done in compliance with reasonable restrictions for the use of that property adopted by the board of directors. An individual unit owner or member or a group of unit owners or members are permitted to assemble to discuss matters related to the association, including board elections or recalls, potential or actual ballot issues or revisions to the community documents, and property maintenance or safety issues. A unit owner or member is allowed to invite a political candidate or other non-unit owner guest to speak to an assembly of unit owners or members. Condominium associations and planned community associations cannot prohibit or unreasonably restrict the indoor or outdoor display of an association-specific political sign by a unit owner or member on that unit owner or member's own property. AS PASSED HOUSE

Position:

Sponsor: Rep. Kavanagh (R - HD-023)

Status: [04-13-2022, SIGNED BY GOVERNOR. Chap 125, Laws 2022.](#)

Request to Speak: support – Arizona Homeowners' Coalition; oppose – n/a

Amendment: Compromise language allowing HOAs to regulate the size and number of signs in the community, including rules regarding the placement, location, size, and manner of display of signs, including prohibition of profane or discriminatory text.

Signed Version of Bill

Daily History

02-17-2022, referred to Senate Government Committee (passed House 56-0, as amended)
02-14-2022, PASSED HOUSE, 56-0
01-26-2021, PASSED COMMITTEE, AS AMENDED, 13-0-0
01-18-2022, referred to House Government and Elections Committee
12-03-2022, Not yet assigned to committee

HB2275: CONDOMINIUM TERMINATION; UNIT OWNERS; PERCENTAGE

A condominium may be terminated only by agreement of unit owners of units to which 100 percent of the votes in the association are allocated, increased from at least 80 percent. [Note: This provision was originally signed into law as part of Laws 2021, chapter 405 (part of the FY2021-22 budget), but was deemed unconstitutional by the Arizona Supreme Court in Arizona School Boards Association et al v. State of Arizona.]

Position:

Sponsor: Rep. Weninger (R - HD-017)

Status: **03-09-2022, PASSED SENATE COMMERCE COMMITTEE 5-4-0 (HELD IN RULES, 3/14)**

Request to Speak: support – Arizona Association of REALTORS; Homebuilders Ass'n of Cent. Ariz., Arizona Homeowners' Coalition, Town of Fountain Hills, Ariz. Multihousing Ass'n;
oppose – Rockwell Property Co.

Introduced Version of Bill

Daily History

02-21-22, referred to Senate Commerce Committee
02-17-2022, passed House 45-14
02-08-2022, PASSED COMMITTEE, 7-3-0
12-24-2022, referred to House Government Committee
12-22-2022, Not yet assigned to committee

Introduced Bills

HB2152: RESIDENTIAL CONTRACTORS' RECOVERY FUND; ELIGIBILITY

The list of eligibility requirements for claims from the Residential Contractors' Recovery Fund is modified to remove the requirements that a member of a limited liability company or a trustor of a trust has not received monies from the Fund in the last two years.

Position:

Sponsor: Rep. Kavanagh (R - HD-023)

Status: 04-13-2022, SIGNED BY GOVERNOR Chap. 124, Laws 2022.

Request to Speak: support – Arizona Homeowners' Coalition; oppose – n/a; neutral – Arizona Registrar of Contractors

Amendment: inserts retroactivity clause for claims submitted to Registrar of Contractors from and after Dec. 31, 2020.

Floor Amendment: Requires that at least one, rather than all, of a limited liability company's members actually occupy or will occupy the residential real property as their primary residence to be eligible for an award from the Residential Contractors' Recovery Fund.

Signed Version of Bill

Daily History

03-22-2022, Senate COW approved with amendment and floor amendment
03-08-2022, PASSED SENATE RULES
03-03-2022, PASSED SENATE COMMERCE COMMITTEE, AS AMENDED, 9-0
03-02-2022, HEARING Senate Commerce Committee at 2 pm, Room 1
02-03-2022, PASSED HOUSE: 69-0; ready for Senate
01-26-2022, PASSED COMMITTEE, 12-0-1
01-18-2022, referred to House Government and Elections Committee
12-03-2022, Not yet assigned to committee

HB2351 ~~SB1582~~: HOMESTEAD EXEMPTION; INCREASE

STRIKER FROM SB1582. The maximum value of the property that a person may hold as a homestead exempt from execution and forced sale is increased to \$450,000, from \$250,000. The increase applies to any recorded and otherwise valid claim of homestead, whether recorded before or after the effective date of this legislation, against any creditor who attempts to enforce a judgment or lien or or after the effective date.

Position:

Sponsor: Sen. Livingston (R - SD-022)

Status: **04-25-2022, FAILED HOUSE 17-40 ON FINAL READING.**

Request to Speak: support – Ariz. Ass'n of REALTORS, Arizona Homeowners' Coalition, Ariz. Mortgage Lenders Ass'n; oppose – Ariz. Creditors' Bar Ass'n

Current Version of Bill

Daily History

04-13-2022, SENATE COW APPROVED
03-23-2022, PASSED SENATE RULES & FINANCE COMM. 8-0
02-09-2022, PASSED SENATE FINANCE COMMITTEE, 9-0-1
01-27-2022, not yet assigned to committee

HB2610 ~~SB1117~~: (NOW: PROJECT UNIT SIZE: AFFORDABLE HOUSING) INSURANCE FEES; DISCLOSURE

STRIKER FROM SB1117. Property used exclusively for affordable rental housing is no longer limited to 200 units or less to qualify for a property tax exemption. AS PASSED SENATE

DATE: 04/28/22 CAI FY 22 LEGISLATIVE SESSION PRIORITY BILL UPDATE

Position:

Sponsor: Sen. Livingston (R - SD-022)

Status: 04-25-22, PASSED SENATE 25-1; RETURNED TO HOUSE FOR CONCURRENCE.

New Version of Bill

Request to Speak: support – Ariz. Multihousing Ass’n, Ariz. Housing Coalition; oppose – n/a

Current Version of Bill

Daily History

03-23-2022, PASSED SENATE RULES & FINANCE COMM. 6-2

02-23-2022, passed Senate Rules & Appropriations Committees, as amended SE

01-19-2022, Not yet assigned to committee

HB2674: (NOW: HOUSING SUPPLY STUDY COMMITTEE) MUNICIPAL ZONING; BY RIGHT HOUSING

Establishes an 11-member Housing Supply Study Committee to review data on the scope of housing supply and access and compile ways to address Arizona's housing shortage and to mitigate its causes. The Committee is required to submit a report of its findings and recommendations to the Governor and the Legislature by December 31, 2022, and self-repeals July 1, 2023. Emergency clause. AS PASSED HOUSE

Position:

Sponsor: Rep. Kaiser (R - HD-015)

Status: 04-25-22, SIGNED BY GOVERNOR.

Request to Speak: support – Arizona Chamber of Commerce, Arizona Mortgage Lenders Ass’n, AARP, Home Builders Ass’n of Cent. Ariz., Arizona Housing Coalition, Ariz. Rock Products Ass’n, So. Ariz. Home Builders Ass’n., Greater Flagstaff Chamber of Commerce, League of Cities & Towns;
oppose – many cities and towns, West Valley Chambers of Commerce Alliance, Southwest Energy Efficiency Project; neutral – Valley Partnership

New Version of Bill

Floor Amendment (02-28-2022): Specifies the background of industry representatives; replaces public member with member who represents real estate licensees; and adds a member who represents a statewide nonprofit-housing advocacy group. Also directs the Department of Housing to issue an expedited request for proposals to select an independent consultant.

Floor Amendment (03-03-2022): removes the independent consultant member and an expedited request for proposals; and removes the appropriation to the study committee.

Daily History

03-29-2022, PASSED SENATE RULES & COMMERCE 8-0-1 (HELD, 3d READ, 4/13)

3/3 House add'l COW approved with fir amend #4636. Passed House 46-12; ready for Senate.

2/28 FAILED House 30-27.

Short-Term Rental Bills

SB1168: VACATION RENTALS; SHORT-TERM RENTALS; ENFORCEMENT

Modifies the list of regulations that counties and municipalities are authorized to impose on vacation rentals or short-term rentals to include requiring the owner of a vacation rental or short-term rental to maintain liability insurance appropriate to cover the rental in the aggregate of at least \$500,000 or to advertise and offer each vacation rental or short-term rental through a hosting platform that provides equal or greater coverage. Counties and municipalities are authorized to impose civil penalties against an owner of a vacation rental or short-term rental for "verified violations" (defined) of specified provisions. Modifies civil penalties for online lodging operators that fail to comply with applicable transaction privilege tax requirements. After notice and a hearing, the Department of Revenue is authorized to suspend for a period of 12 months the transaction privilege tax license of the owner of a vacation rental or short-term rental that has three verified violations within the same 12-month period.

Position:

Sponsor: Sen. Mesnard (R - SD-017)

Status: 03-29-2022, PASSED HOUSE RULES & COMMERCE, [AS AMENDED](#), 9-0

[Request to Speak:](#) support – AirBnB, Sonder, Expedia, City of Phoenix, American Resort Development Ass'n, AZLTA

neutral – City of Buckeye, Town of Fountain Hills, League of Cities and Towns

[Current Version of Bill](#)

[Amendment:](#) allows localities to require owners to maintain permits with applicant information, emergency information. Adds language in TPT license information.

Daily History

03-01-2022, referred to House Commerce Committee
02-23-2022, PASSED SENATE 22-6
02-09-2022, PASSED SENATE COMMERCE, 8-0-1
01-13-2022, referred to Senate Commerce Committee
12-29-2022, Not yet assigned to committee