

Community Associations Institute

Fifty-Sixth Legislature, Second Regular Session

DAY #45 OF SESSION II - 1629 BILLS INTRODUCED; 130 RESOLUTIONS INTRODUCED

02/21/24

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.

Upcoming Committee Hearings

02/22/2024, Third Reading

HB2119: Homeowner's associations; fees; relates parties (Now: Real property)

HB2698: Planned communities; declarant control (Now: Declarant control; planned communities)

HB2720: Accessory dwelling units; requirements

02/22/2024, Third Reading

SCR1022: Practice of law; legislative authority

02/22/2024, Committee of the Whole #5

HB2648: Motor vehicle manufacturers; TPT; exemption

Tier 1 – Priority Bills

HB2141: CONDOMINIUMS; INTERIOR IMPROVEMENTS; APPROVALS

Allows a unit owner to make improvement or alterations to a condo if those activities do not impair the structural integrity or mechanical systems, or lessen any support of any part of the condo. Prohibits a condo association from prohibiting a unit owner to improve or alter their condo if the improvements or alterations disturb another unit, provided the unit owner purchases and installs materials, accessories or equipment to minimize the potential disturbance. Prohibits an association from prohibiting a unit owner from using any manner of decoration on the interior of the unit.

Position: Oppose

Sponsor: Rep. Hendrix (R -14)

Status: 02/20: Second Reading

[Request to Speak:](#) support — 120; oppose — 18 (Click link to see Supporters/Opposers)

[Introduced Version of Bill](#) (Click link to see PDF of Bill)

Daily History

01-05-2024 Introduced

01-10-2024, Assigned to House Rules

01-10-2024, Assigned to House Regulatory Affairs

01-11-2024, Hearing Scheduled – 01/17/2024, 2:00 PM – House RA, HHR 5

01-16-2024, Second Reading

01-17-2024, HELD – House Regulatory Affairs

01-25-2024, H – Hearing Scheduled – 01/31/2024, 2:00 PM – House RA, HHR5

01-31-2024, DP – House Regulatory Affairs (Yea: 6, Nay: 0, Absent: 0)

02-02-2024, H – Hearing Scheduled – 02/05/2024, 1:00 PM – House RULES, HHR4

02-05-2024, H – Hearing Scheduled – 02/06/2024 – Caucus, Floor

02-05-2024, H – C&P House Rules (Yea: 9, Nay: 0, Absent: 0)

02-05-2024, H – House Consent Calendar – Object: No
02-06-2024, H-House Majority Caucus – Y
02-06-2024, H – House Minority Caucus – Y
02-09-2024, H – Hearing Scheduled – 02/12/2024 – Third Reading, Floor
02-12-2024, H – PASSED – House Third Reading (Yea: 57, Nay: 0, Absent: 0)
02-12-2024, S – Transmit to Senate
02-19-2024, S- Assigned to Senate Government
02-19-2024, First Reading
02-20-2024, Second Reading

HB2470: PLANNED COMMUNITIES; AUTHORITY; PUBLIC ROADWAYS

Stipulates that if a government entity accepts a transfer of ownership of community roadways of a planned community the association, then relinquishes authority to regulate that roadway. Removes the approval process for relinquishing the roadway(s,) including meeting requirements and deadlines, voting requirements, public recording requirements and the exclusion of one-way and privately owned roadways included in the transfer.

Position: Oppose

Sponsor: Rep. McGarr (R-17)

Status: 02/06, House Minority Caucus – Y

Request to Speak: support — 98; oppose — 33 (Click link to see Supporters/Opposers)

Introduced Version of Bill (Click link to see PDF of Bill)

Daily History

01-11-2024, Introduced
01-23-2024, First Reading
01-23-2024, Assigned to House Rules
01-23-2024, Assigned to House Regulatory Affairs
01-24-2024, Second Reading
01-25-2024, H – Hearing Scheduled – 01/31/2024, 2:00 PM – House RA, HHR5
01-31-2024, DP – House Regulatory Affairs (Yea: 4, Nay: 2, Absent: 0)
02-02-2024, Hearing Scheduled – 02/05/2024, 1:00 PM – House RULES, HHR4
02-05-2024, Hearing Scheduled – 02/06/2024 – Caucus, Floor
02-05-2024, H – C&P House Rules (Yea: 9, Nay: 0, Absent: 0)
02-05-2024, H – House Consent Calendar – Object: Yes
02-06-2024, H – House Majority Caucus – Y
02-06-2024, H – House Minority Caucus – Y

HB2648: MOTOR VEHICLE MANUFACTURERS; TPT; EXEMPTION

The Arizona Department of Transportation (ADOT) is permitted to establish by rule a fee for each special 30-day nonresident registration permit issued pursuant to the state's laws covering special registrations through December 31, 2027. Provides a nonresident the option of purchasing a special 30-day nonresident registration permit and that program will run through December 31, 2027. Permits a motor vehicle dealer to issue a special 30-day nonresident registration permit and

requires them, when they do, to send an electronic record of the permit to the ADOT through an authorized third party or authorized third-party electronic service provider. The dealer can issue the 30-day special permit provided the recipient complies with all state registration laws, completes and affidavit form developed by ADOT and presents the dealer with a current, valid, driver's license from another state that indicates an address outside of the state, and provides other backup material proving out of state status, pursuant to state law. Requires a dealer to issue no more than 250 special 30-day nonresident permits per year and to issue the permit only if it is recorded with ADOT. Defines the format of the permit, placement for the permit, mandatory records keeping, and requires the dealer give representatives of ADOT and the Arizona Department of Revenue (ADR) access to each 30-day permit record. Stipulates that the special 30-day nonresident registration serves as notice of the removal of the vehicle from the state for use in the purchaser's state of residence and relieves the dealer and authorized third party of liability associated with the vehicle. Defines the process of assessing taxes on vehicles if the purchaser becomes a resident of the state. Compliance with all stipulations and requirements of the special 30-day nonresident registration permit exempts the purchaser from the state transaction privilege tax. Self-repeals after December 31, 2027. Permits a city or town to levy a transaction privilege tax on the gross proceeds from the sale of a motor vehicle to a nonresident who has secured a special 30-day nonresident registration permit. Requires the ADOT submit a report annually by December 31 for 2025, 2026 and 2027 to the Governor and legislature summarizing the program totals and the totals for each type of special 30-day nonresident registration permits issues. The effective date for the taxation portion of this Act starts on the first day of the month following the general effective date.

Position:

Sponsor: Rep. Martinez (R-16)

Status: 02/21, H – Hearing Scheduled – 02/22/2024 – Committee of the Whole

Request to Speak: support — 89; oppose — 241 (Click link to see Supporters/Opposers)

Introduced Version of Bill (Click link to access PDF of Bill)

Striker Added

Daily History

01-18-2024, Introduced

01-29-2024, Assigned to House Rules

01-29-2024, Assigned to House Ways & Means

01-29-2024, First Read

01-30-2024, Second Read

02-08-2024, Assigned to House Commerce

02-08-2024, H – W/D – House Ways & Means

02-13-2024, - DPA/SE – House Commerce (Yea: 9, Nay: 0, Absent: 0)

02-19-2024, H-C&P, House Rules (Yea: 8, Nay: 0, Absent: 1)

02-20-2024, H-House Majority Caucus – Y

02-20-2024, H-House Minority Caucus- Y

02-21-2024, H – Hearing Scheduled – 02/22/2024 – Committee of the Whole

HB2861: CONDOMINIUMS; TERMINATIONS

Stipulates that the respective interests of unit owners are to be calculated based on the fair market values of their units, limited common elements, and common element interests immediately before the termination, and their pro rata share of any monies in the association's reserve fund and the operating account immediately before the termination and only applies to a unit that is owner-occupied. Increases the additional amount of share a "unit owner" (defined) receives upon termination to 10% of the total amount of relocation costs, plus closing costs of the sale of the transaction, including title insurance costs if requested by the unit owner. Requires that for all owners, the fair market value of the unit must be determined by an independent appraisal of the unit and based on units with similar square footage, age, number of bedrooms and bathrooms, and other similar features, including common element amenities such as swimming pools, recreational courts, and clubhouses. Requires that the appraiser be a state-licensed real estate appraiser, state-certified real estate appraiser, or state-certified general real estate appraiser as prescribed by law. Requires that the appraisal include at least three comparable sales, one being a unit from within that condominium complex, if available, and two comparable sales from outside that condominium complex and that it be based on completed transactions. Requires that the appraiser be chosen by the owner and that the cost of the appraisal be covered by the buyer, and if the owner chooses not to use an appraisal, the fair market value must be determined without it pursuant to this legislation. Prohibits the fair market value of a unit to be reduced by any special assessments, capital improvement fees, or other charges imposed by the association during the two years immediately preceding the termination. Removes the requirement that an independent appraiser be selected by the association, their appraisal be distributed to the unit owners, any objection must be recorded within sixty days after distribution, a unit owner may obtain a second independent appraisal at the unit owners' expense, and if the owner's independent appraisal amount differs from the association's independent appraisal amount by 5% or less, and the total amount of compensation owed determined by the second appraiser is more than 5% higher than the amount determined by the association's appraiser, the higher appraisal is the official appraisal. Provides an option of arbitration if a unit owner and the buyer do not agree on the fair market value of the unit or on the relocation costs and other additional amounts due to the owner of an owner-occupied unit. Removes the requirement that during the arbitration process, the appraisers must disclose their appraisal methodologies and any other transaction occurring between the buyer and the sellers. Assigns an additional 5% of the final sale amount to the total for relocation costs. Removes a commence date for declaring conflicts with this legislation as void as a matter of public policy. Requires a unit owner to provide written notice to a purchaser where the purchaser's authorized agent that per state law, the sale of a condominium may be terminated by a vote of 80% or more of the owners of the units in the condominium complex and if a sufficient number of units are acquired by a potential buyer for the entire property, the unit owners may be required to sell their units. Requires the unit owner to notify the purchaser in writing that the condominium is governed by the recorded covenants, conditions, and restrictions that regulate the use of the property. Requires the condominium association's board of directors to provide a notice to all unit owners that includes a statement that under the laws of the state, the condominium may be terminated by a vote of 80% or more of the units in the complex, and if a sufficient number of units are acquired by a potential buyer for the entire property, the unit owners may be required to sell their units, and a statement that provides the total number of units in the condominium, the number of units owned by each unit owner, and the name of each unit owner. Contains a notice of legislative intent. Stipulates that this legislation, as amended, applies retroactively to all condominiums in the state, whether established before or after the effective date of this legislation.

Position: Oppose

Sponsor: Rep. Schwiebert (D-2)

Status: 02/20, H-House Minority Caucus – Y

[Request to Speak:](#) support — 261; oppose — 23 (Click link to see Supporters/Opposers)

[Introduced Version of Bill](#) ([Click link to access PDF of Bill](#))

Daily History

02-05-2024, Introduced

02-07-2024, H – Hearing Scheduled – 02/13/2024, 2:00 PM – House COM, HHR3

02-08-2024, Assigned to House Rules

02-08-2024, Assigned to House Commerce

02-08-2024, First Reading

02-12-2024, Second reading

02-13-2024, H – DP – House Commerce (Yea: 10, Nay: 0, Absent: 0)

02-19-2024, H-C&P – House Rules (Yea: 8, Nay: 0, Absent: 1)

02-20-2024, H-House Majority Caucus – Y

02-20-2024, H-House Minority Caucus – Y

SB1432: UNLAWFUL RESTRICTIVE COVENANTS; UNIFORM ACT

Permits an owner of property subject to an unlawful restriction to submit an amendment to remove that restriction to the Recorder for Recordation in the Lands Records office of the County where the property is located. Permits an association of owners to vote to remove an unlawful property restriction without a vote by the members of the association. Permits a member or members of an association to request in a record that identifies an unlawful restriction to remove that restriction and requires the association to act on that request no later than 90 days after receipt of the request. A submitted or approved amendment must identify the owner of the property in question, the property affected and the document containing the unlawful restriction. Defines the specific wording and form of an amendment request that must be included in the amendment and requires it conform to requires formats and wording for the Lands Record office. Requires the Recorder to add the amendment to the index and cross reference the amendment to the document containing the unlawful restriction. Requires a court to consider the promotion of uniformity of the law when applying and construing this Act. Lists federal laws or acts the Act modifies, limits or supersedes and what federal laws or acts it does not. Provides severability of portion of this Act if any of the Act is determined to be unlawful. Entitles the bill as the “Uniform Unlawful Restrictions in Land Act.”

Position: Support

Sponsor: Sen. Mesnard (R-13)

Status: 02/20, S-Senate Majority Caucus - Y

[Request to Speak:](#) support — 56; oppose — 56 (Click link to see Supporters/Opposers)

[Introduced Version of Bill](#) ([Click link to access PDF of Bill](#))

Adopted Amendment – SENATE – Finance and Commerce

Daily History

01-25-2024, Introduced
01-30-2024, Assigned to Senate Rules
01-30-2024, Assigned to Senate Finance and Commerce
01-30-2024, First Reading
01-31-2024, Second Reading
02-12-2024, S – DPA – Senate Finance and Commerce (Yea: 6, Nay: 0, Absent: 0)
02-19-2024, S – PFC – Senate Rules
02-20-2024, S-Senate Minority Caucus – Y
02-20-2024, S-Senate Majority Caucus – Y

SCR1022: PRACTICE OF LAW; LEGISLATIVE AUTHORITY

The 2024 general election ballot is to carry the question of whether to amend the state constitution to grant the legislature the authority to “regulate practice of law” and to stipulate that legislative enactments supersede conflicting court rules and regulations.

Position:

Sponsor: Rep. Kern (R-27)

Status: 02/22, S – Hearing Scheduled – 02/22/2024, Third Reading, Floor

Request to Speak: support — 26 oppose — 6 (Click link to see Supporters/Opposers)

Introduced Version of Bill (Click link to access PDF of Bill)

Daily History

02-05-2024, Assigned to Senate Judiciary
02-05-2024, First Reading
02-06-2024, Second Reading
02-08-2024, S – DP – Senate Judiciary (Yea: 4, Nay: 3, Absent: 0)
02-12-2024, S – PFC – Senate Rules
02-12-2024, S – Senate Consent Calendar – Object: Yes
02-13-2024, S – Senate Majority Caucus – Y
02-13-2024, S – Senate Minority Caucus – Y
02-20-2024, S – Hearing Scheduled – 02/21/2024 – Committee of the Whole
02-21-2024, S – DP – Senate Committee of the Whole
02-22-2024, S – Hearing Scheduled – 02/22/2024, Third Reading, Floor

Tier 2 – Neutral

HB2119: REAL PROPERTY (Former title: HOMEOWNER’S ASSOCIATIONS; FEES; RELATED PARTIES)

Prohibits condominium and planned community associations with less than 50 units from assessing fees for transfer of property if the type of transfer is between specific parties as defined in Arizona law. Outlines those transactions that are exempt from disclosure requirements.

Position: Neutral

Sponsor: Rep. Hendrix (R -14)

Status: 02/21, H – Hearing Scheduled – 02/22/2024 – Third Reading, Floor

Request to Speak: support — 95; oppose — 7 (Click link to see Supporters/Opposers)

Introduced Version of Bill (Click link to see PDF of Bill)

Proposed Amendment – Regulatory Affairs

Adopted Amendment – Regulatory Affairs

Daily History

01-04-2024 Introduced

01-10-2024, First Reading

01-10-2024, Assigned to House Regulatory Affairs

01-16-2024, Second Reading

01-17-2024, HELD – House Regulatory Affairs

01-31-2024, DPA/SE – House Regulatory Affairs (Yea: 5, Nay: 1, Absent: 0)

02-05-2024, H – C&P House Rules (Yea: 9, Nay: 0, Absent: 0)

02-06-2024, H – House Majority Caucus – Y

02-06-2024, H – House Minority Caucus – Y

02-20-2024, H – DPA – House Committee of the Whole

02-21-2024, H – Hearing Scheduled – 02/22/2024 – Third Reading, Floor

HB2575: HOMEOWNERS' ASSOCIATIONS; POWERS

Permits an HOA to adopt and amend bylaws, rules, budgets, expenditures, and reserves, collect assessments for common expenses, hire and discharge managing agents and independent contractors, institute, defend or intervene in litigation or administrative proceedings as its own entity on behalf of itself, two or more members on matters affecting the association or in the members' interest, make contracts, and incur liabilities. Permits an association to regulate the use, maintenance repair, replacement and modification of common areas, grant easements, leases, licenses and concessions pertaining to common areas, impose and receive payments, fees or charges for the use, rental and operation of common areas. Permits an association to impose reasonable charges for preparation and recordation of amendments to official association documents, provide indemnification of its officers and executive board and maintain liability insurance, and exercise any other powers conferred to it by community documents, per state law.

Position: Support but do not sign in until verified proposed Amendment to strike the language in paragraph 4, "or the members' interests."

Sponsor: Rep. Biasiucci (R-30)

Status: 02/21, H – RET ON CAL – House Committee of the Whole

[Request to Speak:](#) support — 22; oppose — 6 (Click link to see Supporters/Opposers)

[Introduced Version of Bill \(Click link to access PDF of Bill\)](#)

[Proposed Amendment – House Government](#)

Daily History

01-11-2024, Introduced

02-01-2024, Assigned to House Rules

02-01-2024, Assigned to House Government

02-01-2024, First Reading

02-05-2024, Second Reading

02-14-2024, H – HELD – House Government

02-15-2024, H-DP – House Government (Yea: 7, Nay: 1, Absent: 0)

02-20-2024, H – C&P – House Rules (Yea: 9, Nay: 0, Absent: 0)

02-20-2024, H – House Consent Calendar – Object: No

02-21-2024, H – RET ON CAL – House Committee of the Whole

***HB2662: HOMEOWNERS’ ASSOCIATIONS; MEETING AGENDAS**

Requires the secretary of a unit owners’ association to provide an agenda for any meeting of the unit owner’s association, in writing, in advance, per state law, by hand, mail, website posting, email or other form of electronic communication, or by posting it at a community center or similar location.

Position: Neutral; may change to support if sponsor agrees to include language about draft agenda.

Sponsor: Rep. Ben Toma (R-27)

Status: 02/20, S – Transmit to Senate

[Request to Speak:](#) support — 59; oppose — 2 (Click link to see Supporters/Opposers)

[Introduced Version of Bill \(Click link to access PDF of Bill\)](#)

[*Mirror Bill – SB1610; Sen. Wadsack](#)

Daily History

01-22-2024, Introduced

01-25-2024, Assigned to House Rules

01-25-2024, Assigned to House Government

01-25-2024, First Reading

01-29-2024, Second Reading

02-01-2024, H – Hearing Scheduled – 02/07/2024, 9:00 AM – House Gov, HHR3

02-07-2024, H – DP – House Government (Yea: 9, Nay: 0, Absent: 0)

02-09-2024, H – Hearing Scheduled – 02/12/2024, 1:00 PM – House RULES, HHR4

02-12-2024, H – C&P – House Rules (Yea: 9, Nay: 0, Absent: 0)

02-12-2024, H – House Consent Calendar – Object: No

02-13-2024, H – House Minority Caucus – Y

02-13-2024, H – House Majority Caucus – Y

02-20-2024, H – Passed – Third Reading (Yea: 57, Nay: 0, Absent: 0)

HB2698: DECLARANT CONTROL; PLANNED COMMUNITIES (Former title: PLANNED COMMUNITIES; DECLARANT CONTROL)

Allows a “declaration” regarding the establishment of a planned community to provide for a period of declarant control of the association, during which period officers and board members may be appointed and removed regardless of the period provided in the declaration. This period of control terminates within 90 days after conveyance of 75% of the lots that may be created to members other than a declarant or four years after all declarants have ceased to offer lots for sale in the ordinary course of business, whichever is earlier.

Position: Do not sign in until meeting with Rep. Carter on 2/2, depending on outcome.

Sponsor: Rep. Carter (R-15)

Status: 02/21, H – Hearing Scheduled – 02/22/2024 – Third Reading, Floor

Request to Speak: support — 9; oppose — 8 (Click link to see Supporters/Opposers)

Introduced Version of Bill (Click link to access PDF of Bill)

Adopted Amendments – Regulatory Affairs

Floor Amend to RA – Carter - Passed

Daily History

01-25-2024, Introduced

02-01-2024, Assigned to House Rules

02-01-2024, Assigned to House Regulatory Affairs

02-01-2024, First Reading

02-01-2024, Hearing Scheduled – 02/07/2024, 2:00 PM – House RA, HHR5

02-05-2024, Second Reading

02-07-2024, H – DPA/SE – House Regulatory Affairs (Yea: 6, Nay: 0, Absent: 0)

02-09-2024, H – Hearing Scheduled – 02/12/2024, 1:00 PM – House RULES, HHR4

02-12-2024, H – C&P – House Rules (Yea: 9, Nay: 0, Absent: 0)

02-13-2024, H – House Minority Caucus – Y

02-13-2024, H – House Majority Caucus – Y

02-20-2024, H – DPA – House Committee of the Whole

02-21-2024, H – Hearing Scheduled – 02/22/2024 – Third Reading, Floor

HB2720: ACCESSORY DWELLING UNITS; REQUIREMENTS

Requires a municipality with a population of more than 75,000 to allow on any lot or parcel where a single-family dwelling is allowed: at least one attached, detached or internal accessory dwelling unit; at least one additional accessory dwelling unit for each accessory dwelling unit on the lot or parcel that is a “restricted-affordable dwelling unit” (defined); and an accessory dwelling unit that is 75% of the gross floor area of the single-family dwelling on the same lot or parcel or 1,000 square feet, whichever is less. Prohibits a municipality from: prohibiting the use or advertisement of either the single-family dwelling or any accessory dwelling unit located on the same lot or parcel as

separately leased long-term rental housing; requiring a familial, marital, employment or other preexisting relationship between the owner or occupant of a single-family dwelling and the occupant of an accessory dwelling unit located on the same lot or parcel; prohibiting or requiring kitchen facilities in an accessory dwelling unit; requiring that a lot or parcel have additional parking to accommodate an accessory dwelling unit or requiring payment of fees instead of additional parking; requiring that an accessory dwelling unit match the exterior design, roof pitch or finishing materials of the single-family dwelling that is located on the same lot; setting restrictions for accessory dwelling units that are more restrictive than those for single-family dwellings within the same zoning area with regard to height, setbacks, lot size or coverage or building frontage; setting rear or side setbacks for accessory dwelling units that are more than five feet from the property line; requiring improvements to public streets as a condition of allowing an accessory dwelling unit, except as necessary to reconstruct or repair a public street that is disturbed as a result of the construction of the accessory dwelling unit; requiring a restrictive covenant concerning an accessory dwelling unit on a lot or parcel zoned for residential use by a single-family dwelling. Prohibits a municipality from requiring an accessory dwelling unit to comply with a commercial building code or contain a fire sprinkler. Allows restrictive covenants concerning accessory dwelling units entered into between private parties. Prohibits a municipality from conditioning a permit, license or use of an accessory dwelling unit on adopting or implementing a restrictive covenant between private parties. Provides that if a municipality fails to adopt these development regulations by January 1, 2025, accessory dwelling units will be allowed on all lots or parcels zoned for residential use in the municipality without limits.

Position: Neutral

Sponsor: Rep. Carbone (R-25)

Status: 02/21, H – Hearing Scheduled – 02/22/2024 – Third Reading, Floor

Request to Speak: support — 11; oppose — 42 (Click link to see Supporters/Opposers)

Introduced Version of Bill (Click link to access PDF of Bill)

Daily History

01-30-2024, Introduced

02-05-2024, First Reading

02-05-2024, Assigned to House Rules

02-05-2024, Assigned to House Government

02-06-2024, Second Reading

02-08-2024, H – Hearing Scheduled – 02/14/2024, 9:00 AM – House GOV, HHR3

02-13-2024, H – Hearing Scheduled – 02/15/2024, 9:00 AM – House GOV, HHR1

02-14-2024, H- DP – House Government (Yea: 6, Nay: 3, Absent: 0)

02-19-2024, H – C&P – House Rules (Yea: 8, Nay: 0, Absent: 1)

02-20-2024, H – House Majority Caucus – Y

02-20-2024, H – House Minority Caucus – Y

02-21-2024, H – Hearing Scheduled – 02/22/2024 – Third Reading, Floor

HB2721: MUNICIPAL ZONING; MIDDLE HOUSING

Stipulates that by January 1, 2026, a city or town with 75,000 or more people must authorize by ordinance and incorporate the development of “duplexes” (Defined), “triplexes” (Defined), “fourplexes” (Defined), “fiveplexes” (Defined) and “townhomes” (Defined) as a “permitted use” (Defined) on all lots zoned for single-family residential use into its development regulations, zoning regulations and other official controls. Prohibits a city or town from discouraging the development of “middle housing” (Defined) through unreasonable costs, fees, or delays or other requirements and actions which individually or cumulatively make impracticable the permitting, siting or construction of middle housing; restricting middle housing types to less than two floors or a floor area ratio of less than one; setting restrictions or processes for middle housing that are more restrictive than single-family dwellings in the same zone; requiring owner occupancy of structures on the lot; or requiring structures to comply with commercial building codes or contain fire sprinklers. Requires a city or town to allow a property owner to determine the location, number and form of off-street vehicle parking spaces. Specifies that this Act does not prohibit a municipality governing body from allowing: single-family dwellings in areas zoned for single-family dwellings; or additional types of middle housing not required by this Act. Exempts middle housing requirements from applying to: unincorporated areas; areas lacking sufficient urban services; areas not serviced by municipal water and sewer services; areas not zoned for residential use; and unincorporated areas zoned under an interim zoning designation that maintains the area’s potential for planned urban development. Declares that middle housing is allowed on all lots zoned for single-family residential use in a municipality without limitations if the city or town does not adopt required middle housing regulations by January 1, 2026.

Position: Neutral

Sponsor: Rep. Carbone (R-25)

Status: 02/21, H – RET ON CAL – House Committee of the Whole

Request to Speak: support — 10; oppose — 30 (Click link to see Supporters/Opposers)

Introduced Version of Bill (Click link to access PDF of Bill)

Daily History

01-30-2024, Introduced

02-05-2024, Assigned to House Rules

02-05-2024, Assigned to House Government

02-05-2024, First Reading

02-06-2024, Second Reading

02-15-2024, H – DP – House Government (Yea: 5, Nay: 4, Absent: 0)

02-20-2024, H – C&P – House Rules (Yea: 9, Nay: 0, Absent: 0)

02-20-2024, H – House Consent Calendar – Object: No

02-21-2024, H – RET ON CAL – House Committee of the Whole

SB1016: HOMEOWNERS’ ASSOCIATION; FLAGPOLES

Allows Homeowner’s Associations to limit the number of flag pole displays a member may display to two (2) flagpoles.

Position: Neutral

Sponsor: Sen. Kavanagh (R – 3)

Status: 02/20, S – Senate Majority Caucus - Y

Request to Speak: support — n/a; oppose — n/a (Click link to see Supporters/Opposers)

Introduced Version of Bill (Click link to see PDF of Bill)

Adopted Amendment - Government

Daily History

12-19-2023, Introduced

01-08-2024, First Reading

01-08-2024, Assigned to Senate Rules

01-08-2024, Assigned to Senate Government

01-09-2024, Second Reading

02-14-2024, S – DPA – Senate Government (Yea: 5, Nay: 0, Absent: 0)

02-19-2024, S – PFC – Senate Rules

02-20-2024, S – Senate Minority Caucus – Y

02-20-2024, S – Senate Majority Caucus - Y

SB1022: ASSOCIATIONS; APPEAL TO HEAVEN FLAGS

Prohibits condo associations from prohibiting outdoor, or outdoor front yard or back yard displays of the “Appeal to Heaven” flag, which is defined as “a historic flag of the Revolutionary War consisting of a green pine tree on a white background with the words “An Appeal to Heaven” placed above the pine tree.”

Position: Neutral

Sponsor: Sen. Kavanagh (R – 3)

Status: 01/24, S – DP Senate Government (Yea: 4, Nay: 3, Absent: 0)

Request to Speak: support — n/a; oppose — n/a (Click link to see Supporters/Opposers)

Introduced Version of Bill (Click link to access PDF of Bill)

Daily History

12-21-2023, Introduced

01-09-2024, First Reading

01-09-2024, Assigned to Senate Rules

01-09-2024, Assigned to Senate Government

01-10-2024, Second Reading

01-11-2024, Hearing Scheduled – 01/17-2024, 10:00 AM – Senate GOV, SHR 1

01-24-2024, S – DP Senate Government (Yea: 4, Nay: 3, Absent: 0)

SB1415: ACCESSORY DWELLING UNITS; REQUIREMENTS

Requires a municipality with a population of more than 75,000 to allow on any lot or parcel where a single-family dwelling is allowed: at least one attached, detached or internal accessory dwelling unit; at least one additional accessory dwelling unit for each accessory dwelling unit on the lot or parcel that is a “restricted-affordable dwelling unit” (defined); and an accessory dwelling unit that is 75% of the gross floor area of the single-family dwelling on the same lot or parcel or 1,000 square feet, whichever is less. Prohibits a municipality from: prohibiting the use or advertisement of either the single-family dwelling or any accessory dwelling unit located on the same lot or parcel as separately leased long-term rental housing; requiring a familial, marital, employment or other preexisting relationship between the owner or occupant of a single-family dwelling and the occupant of an accessory dwelling unit located on the same lot or parcel; prohibiting or requiring kitchen facilities in an accessory dwelling unit; requiring that a lot or parcel have additional parking to accommodate an accessory dwelling unit or requiring payment of fees instead of additional parking; requiring that an accessory dwelling unit match the exterior design, roof pitch or finishing materials of the single-family dwelling that is located on the same lot; setting restrictions for accessory dwelling units that are more restrictive than those for single-family dwellings within the same zoning area with regard to height, setbacks, lot size or coverage or building frontage; setting rear or side setbacks for accessory dwelling units that are more than five feet from the property line; requiring improvements to public streets as a condition of allowing an accessory dwelling unit, except as necessary to reconstruct or repair a public street that is disturbed as a result of the construction of the accessory dwelling unit; requiring a restrictive covenant concerning an accessory dwelling unit on a lot or parcel zoned for residential use by a single-family dwelling. Prohibits a municipality from requiring an accessory dwelling unit to comply with a commercial building code or contain a fire sprinkler. Allows restrictive covenants concerning accessory dwelling units entered into between private parties. Prohibits a municipality from conditioning a permit, license or use of an accessory dwelling unit on adopting or implementing a restrictive covenant between private parties. Provides that if a municipality fails to adopt these development regulations by January 1, 2025, accessory dwelling units will be allowed on all lots or parcels zoned for residential use in the municipality without limits.

Position: Neutral

Sponsor: Sen. Anna Hernandez (D-24)

Status: 02/20, S – Senate Majority Caucus - Y

[Request to Speak:](#) support — 305; oppose — 69 (Click link to see Supporters/Opposers)

[Introduced Version of Bill](#) (Click link to access PDF of Bill)

Daily History

01-25-2024, Introduced

02-06-2024, Assigned to Senate Rules

02-06-2024, Assigned to Senate Finance & Commerce

02-06-2024, First Reading

02-07-2024, Second Reading

02-12-2024, S – DP – Senate Finance and Commerce (Yea: 6, Nay: 1, Absent: 0)

02-19-2024, S – PFC – Senate Rules

02-19-2024, S – Senate Consent Calendar – Object: Yes

Dead Bills

HB2083: HOMEOWNERS' ASSOCIATIONS; ASSESSMENTS

Limits the annual homeowners' associations assessment fees to no more than 20% greater than the immediately preceding annual assessment, or a greater percentage provided in association documents, without a vote by homeowners' association members. Repeals the requirement of a majority approval by members of an association to impose a greater than 20% increase in annual assessment fees. Allows the Board to increase assessment fees by more than 20% of the preceding year's assessment, or a greater percentage provided in the community documents with the approval of 67% of each class of members voting at a meeting called for that purpose.

Position: Support

Sponsor: Rep. Hendrix (R -14)

Status: 1/09, Second Reading

Request to Speak: support — n/a; oppose — n/a (Click link to see Supporters/Opposers)

Introduced Version of Bill (Click link to see PDF of Bill)

Daily History

12-21-2023, Introduced

01-08-2024, First Reading

01-08-2024, Assigned to House Rules

01-08-2024, Assigned to House Regulatory Affairs

01-09-2024, Second Reading

HB2084: HOMEOWNERS' ASSOCIATIONS; ANNUAL MEETING

Requires notice no more than 50 days or less than 10 days before a meeting of the condominium unit owners, requires written notice be delivered to unit owners in person, via mail to the unit owner's unit or alternate address or via email to the unit owner's designated email address. Repeals the requirement notice be hand delivered or send by prepaid USPS mail to the mailing address of each unit and any other alternate mailing addresses. Prohibits cumulative voting, nominations on the floor or voting with fewer than 10 percent of the total numbers of eligible voters present, unless condominium documents specify a lesser amount for Board of Directors elections. Requires that all eligible candidates for the Board of Directors appear on a ballot and allows the ballot to have one or more write-in lines, equal to the total number of Board positions up for election. Repeals the prohibition on proxy voting and requirement for absentee voting processes to be employed. Outlines the absentee process as well as required ballot information pertaining to votes. Prohibits proxy voting by designation on behalf of a unit owner. Requires all election related materials including ballots, sign in sheets, envelopes and related materials be retained in electronic or paper form. Defines acceptable voting methods and requires ballots state the required quorum number in writing and how absentee ballots are to be delivered to eligible voters, including timelines and deadlines.

Position: Support

Sponsor: Rep. Hendrix (R -14)

Status: 02/01, H – Removed from Hearing Agenda

Request to Speak: support — n/a; oppose — n/a (Click link to see Supporters/Opposers)

Introduced Version of Bill (Click link to see PDF of Bill)

Daily History

12-21-2023, Introduced

01-08-2024, First Reading

01-08-2024, Assigned to House Rules

01-08-2024, Assigned to House Regulatory Affairs

01-09-2024, Second Reading

01-25-2024, Hearing Scheduled – 01/31/2024, 2:00 PM – House RA, HHR5

01-31-2024, H- HELD – House Regulatory Affairs

02-01-2024, H – Hearing Scheduled – 02/07/2024, 2:00 PM – House RA, HHR5

02-01-2024, H – Removed from Hearing Agenda – 02/07/2024, 2:00 PM – House RA, HHR5

HB2085: HOMEOWNERS' ASSOCIATIONS; RECORDS REQUESTS

Outlines the criteria required for a homeowners' association member or member's representative to view financial and other records of the Association, including that: The unit owner's request be made in good faith and the unit owner describes the purpose they want to see specific documents, the records pertain to the unit owner's purpose for requesting the documents and records made available online are determined to be reasonably available. Allows the Association to charge a fee of no more than \$.15 per page to be paid by the requester when the documents are made available, whether the documents are provided in hard copy or electronically. Establishes requirements for denial of production of requested documents or records including records previously provided within two years that have not been modified. Defines "financial and other records" for the purpose of determining what documents must be produced upon request.

Position: Support

Sponsor: Rep. Hendrix (R -14)

Status: 1/09, Second Reading

Request to Speak: support — n/a; oppose — n/a (Click link to see Supporters/Opposers)

Introduced Version of Bill (Click link to see PDF of Bill)

Daily History

12-21-2023, Introduced

01-08-2024, First Reading

01-08-2024, Assigned to House Rules

01-08-2024, Assigned to House Regulatory Affairs

01-09-2024, Second Reading

HB2126: HOMEOWNER'S ASSOCIATIONS; FINANCIAL APPROVALS; MEMBERS

Requires notice of public meetings for budget ratification of condo board of directors (board(s)) that is in compliance with open meetings notice requirements. Establishes that a board can ratify a budget if a majority of all unit owners vote in person or via absentee to ratify the budget, regardless of quorum requirements. Establishes that any budget approved before the effective date of the amended bill shall be deemed approved by the owners. Requires that in the event of a special assessment or to secure financing of more than one year, a majority of all unit owners must vote in the affirmative, or as specified in condo bylaws, for approval. Limits the assessment of an annual or supplemental "common expense" (defined) to no more than twenty percent of the two prior years' assessments without express approval at an annual or special meeting. Establishes that if the assessment is approved, that total becomes the baseline for purposes of the limitation for future assessments.

Position: Oppose

Sponsor: Rep. Parker (R -10)

Status: 01/16, Second Reading

[Request to Speak:](#) support — n/a; oppose — n/a (Click link to see Supporters/Opposers)

[Introduced Version of Bill \(Click link to see PDF of Bill\)](#)

Daily History

01-04-2024 Introduced

01-10-2024, First Reading

01-10-2024, Assigned to House Rules

01-10-2024, Assigned to House Regulatory Affairs

01-16-2024, Second Reading

HB2270: HOMEOWNERS' ASSOCIATIONS; MEETINGS

Modifies the state law referenced in section 33-1248, subsection A to subsection C. Prohibits a recall election of a member of the Board of Directors more than once during each term of office for that member. Adds "rulemaking, enforcement, design control or financial advisory" to the committee meetings that are open to all members of the Association, or any person designated in writing as the member's representative. Adds committees to all requirements or prohibitions about Board of Directors meetings. Excludes violations of condo documents and penalties as well as delinquencies in payment of fines or fees from serving as a reason to close a meeting unless that information pertains to the health or financial hardship that affects a member's ability to pay those fines or fees. Permits a unit owner to request a meeting be closed if the meeting specifically deals with a violation or citation imposed on them. Permits meetings to close if the meeting pertains to bid proposals, contractors and awards, and financial negotiations with financial institutions if the Board previously approved closing the meeting during an open session. Requires at least one annual meeting to elect Board members to fill new or expired terms and to conduct other unit owner business, provided the annual meeting adheres to quorum requirements, and if it does not, requires the meeting to be reconvened. Requires that if an annual meeting must reconvene because of lack of a quorum, that meeting must be reconvened with a reduced quorum requirement of half of the original number of unit owners required for a quorum and that if attendance at the original meeting would not meet the reduced quorum requirement, the

reconvened meeting must be called not less than five or more than 30 days after the original meeting. Requires that all previously submitted absentee ballots remain valid for the reconvened meeting and that the deadline for submitting any additional absentee ballots is extended to the reconvened meeting date. Requires that if the reconvened meeting quorum is not achieved, all current Board of director member terms are extended for one year. Requires that written notice of any meetings they sent to e-mail addresses if available. Requires a draft agenda be posted or otherwise made available to all unit owners at least 48 hours before the meeting and may be revised as required by the Board president for the committee chairperson to add or remove agenda items. Requires that proposed approval of an annual budget or a policy or rule be posted along with the notice of the meetings. Adds video and remote meeting technology to telephone conferencing provided a speaker is available in the actual or virtual meeting room that allows Board members and unit owners to hear all parties during Board of Directors or committee meetings where a quorum has been achieved. Requires the Association to provide access and opportunity to speak at remote meetings to any unit owner who wishes to participate. Allows any motion brought forward about closed session topics authorized by this bill may be conducted in a manner that protects privileged or confidential information and that unit owners present in those meetings must be provided an opportunity to speak on the issue in question. Exempts informal discussions by the Board, including training sessions or communications to establish a meeting agenda from quorum requirements, including open meeting requirements. Requires draft minutes of open meetings to the Board, @es, or unit owners be posted were made available on request within 10 days of the meeting. Requires that any action taken by the Board in violation of the open meetings policy be determined to be null and void.

Position: Oppose

Sponsor: Rep. Parker (R-10)

Status: 01/23, Second Reading

Request to Speak: support — n/a; oppose — n/a (Click link to see Supporters/Opposers)

Introduced Version of Bill (Click link to access PDF of Bill)

Daily History

01-10-2024, Introduced

01-22-2024, First Reading

01-22-2024, Assigned to House Rules

01-22-2024, Assigned to House Regulatory Affairs

01-23-2024, Second Reading

HB2541: PLANNED COMMUNITIES; DOCUMENTS; COMMISSION DATABASE

Clarifies statutes that apply to planned community and condominium documents. Requires an condominium association to file and maintain with the Arizona Corporation Commission (ACC) condominium documents and associated data per state law.

Position: Neutral

Sponsor: Rep. Contreras (D-12)

Status: 01/22, Second Reading

[Request to Speak:](#) support — n/a; oppose — n/a (Click link to see Supporters/Opposers)

[Introduced Version of Bill \(Click link to access PDF of Bill\)](#)

Daily History

01-11-2024, Introduced

01-17-2024, First Reading

01-17-2024, Assigned to House Rules

01-17-2024, Assigned to House Regulatory Affairs

01-22-2024, Second Reading

HB2663: HOMEOWNERS' ASSOCIATIONS; ASSESSMENT LIENS

Permits a homeowner's association's lien on a unit for a common expense assessment to include reasonable charges or interest for late payment if authorized in the declaration, reasonable collection costs or fees incurred or applied by the association only, attorney fees and costs awarded by a court. Stipulates that if a common expense assessment is payable in installments, the entire amount is a lien from the time the first installment is due and that any common sense assessment lien is not subject to the Homestead Exemption if the unit owner remains delinquent in payment, the association board has exercised all reasonable efforts to communicate with the owner, negotiate a reasonable payment plan and collect the debt through all prescribed, legal methods before initiating a foreclosure action. Inserts "common expense" before all mentions of "assessments." Stipulates that any costs and attorney fees included in a judgment or decree must be ordered by the court. Requires that all payments received on a unit must be applied first to unpaid delinquent and non-delinquent common expense assessments and that failure to correct any payment errors to a unit account within 10 days after receiving notice of the error extinguishes any common assessment lien due.

Position: Oppose

Sponsor: Rep. Carter (R-15)

Status: 02/14, H-HELD-House Regulatory Affairs

[Request to Speak:](#) support — n/a; oppose — n/a (Click link to see Supporters/Opposers)

[Introduced Version of Bill \(Click link to access PDF of Bill\)](#)

Daily History

01-22-2024, Introduced

02-01-2024, Assigned to House Rules

02-01-2024, Assigned to House Regulatory Affairs

02-01-2024, First Reading

02-05-2024, Second Reading

02-08-2024, H – Hearing Scheduled – 02/14/2024, 2:00 PM – House RA, HHR5

02-14-2024, H-HELD-House Regulatory Affairs

HB2869: UNIFORM ACT; UNLAWFUL RESTRICTIVE COVENANTS

Permits an owner of property subject to an unlawful restriction to submit an amendment to remove that restriction to the Recorder for Recordation in the Lands Records office of the County where the

property is located. Permits an association of owners to vote to remove an unlawful property restriction without a vote by the members of the association. Permits a member or members of an association to request in a record that identifies an unlawful restriction to remove that restriction and requires the association to act on that request no later than 90 days after receipt of the request. A submitted or approved amendment must identify the owner of the property in question, the property affected and the document containing the unlawful restriction. Defines the specific wording and form of an amendment request that must be included in the amendment and requires it conform to requires formats and wording for the Lands Record office. Requires the Recorder to add the amendment to the index and cross reference the amendment to the document containing the unlawful restriction. Requires a court to consider the promotion of uniformity of the law when applying and construing this Act. Lists federal laws or acts the Act modifies, limits or supersedes and what federal laws or acts it does not. Contains severability clause.

Position:

Sponsor: Rep. Villegas (D-20)

Status: 02/12, Second Reading

[Request to Speak:](#) support — n/a; oppose — n/a (Click link to see Supporters/Opposers)

[Introduced Version of Bill \(Click link to access PDF of Bill\)](#)

Daily History

02-05-2024, Introduced

02-08-2024, Assigned to House Rules

02-08-2024, Assigned to House Commerce

02-08-2024, First Reading

02-12-2024, Second Reading

SB1293: CONDOMINIUM ASSOCIATIONS; TECHNICAL CORRECTION

Minor change in Title 33 (Property) relating to condominium unit owners' associations. Apparent striker bus.

Position: Neutral

Sponsor: Sen. Kavanaugh (R-3)

Status: 01/31, Second Reading

[Request to Speak:](#) support — n/a; oppose — n/a (Click link to see Supporters/Opposers)

[Introduced Version of Bill \(Click link to access PDF of Bill\)](#)

Daily History

01-24-2024, Introduced

01-30-2024, Assigned to Senate Rules

01-30-2024, First Reading

01-31-2024, Second Reading

SB1294: ELECTIONS; HOMEOWNERS' ASSOCIATIONS

Prohibits proxy votes for a condominium (condo) unit or planned community after termination of a period of declarant control, except as provided in condo or planned community documents. Permits absentee ballots to be transmitted or returned in paper format by hand delivery, via the USPS, or electronically, by fax or email. Permits the Board of Directors either Association to authorize the use of an online voting system, per state law, but requires that if an online system is used, notification must be made that a unit owner has the option to request an in-person or absentee ballot. Permits condo or planned community documents to establish eligibility of any unit owner to vote or sign a petition but may not be more restrictive than requiring the person to be a unit owner of record for the condo, or, requiring the person to be current on all common expense assessments and may not require the unit owner to be current on other assessment or charges. Requires a secret ballot and the Association to provide for a management company employee, third party or resident or unit owner who is not related to or residing with any Board Member or Board Member candidate to receive, separate and securely store the completed ballots and voter identification for subsequent tabulation. Requires that any ballot received from an ineligible voter be clearly marked or stamped "Not Eligible to Vote" and retained separately from eligible ballots. Requires that except when voting for candidates, a ballot must provide an opportunity to vote for or against a provision. Defines requirements for ballot verbiage and submission format. Identifies when an Association may hold a non-secret written consent and details methods a ballot or voting result may be challenged, including when a re-vote is required.

Position: Oppose; SB1294 is in opposition to Rep. Hendrix's HB2084, which CAI supports.

Sponsor: Sen. Kavanaugh (R-3)

Status: 01/31, Second Reading

[Request to Speak:](#) support — n/a; oppose — n/a (Click link to see Supporters/Opposers)

[Introduced Version of Bill](#) ([Click link to access PDF of Bill](#))

Daily History

01-24-2024, Introduced

01-30-2024, Assigned to Senate Rules

01-30-2024, Assigned to Senate Government

01-31-2024, Second Reading

SB1297: PLANNED COMMUNITIES; NO QUORUM; DISSOLUTION

Requires that a planned community that fails to meet minimum quorum requirements for meetings for three consecutive years be dissolved. Requires that the association's money continue to be held in trust for the benefit of the members, divided equally among the members. Prohibits a planned community that fails to meet minimum quorum requirements for two consecutive years from awarding new contracts or making plans that will not be completed until after a possible dissolution. Effective January 1, 2025.

Position: Oppose; CAI will issue a call to action following meeting with Sen. Kern to discuss the bill.

Sponsor: Sen. Kern (R-27)

Status: 01/31, Second Reading

[Request to Speak:](#) support — n/a; oppose — n/a (Click link to see Supporters/Opposers)

[Introduced Version of Bill](#) (Click link to access PDF of Bill)

Daily History

01-24-2024, Introduced

01-30-2024, Assigned to Senate Rules

01-30-2024, Assigned to Senate Government

01-31-2024, Second Reading

SB1610: HOMEOWNERS' ASSOCIATIONS; POWERS

Grants an HOA various permissions, including ability to adopt and amend bylaws, rules, and budgets, collect for common expenses, hire and discharge employees and independent contractors, defend, or intervene in litigation or administrative proceedings as its own entity on its own behalf and/or for two or more members on matters affecting the association or members' interests, make contracts, and incur liabilities. Permits regulation of maintenance and use of common areas, including to grant easements, leases, licenses, concessions, and/or to impose payments, fees, or charges relating to its use. An association may impose "reasonable charges" for preparation and recordation of amendments to official association documents, provide for indemnification of its officers and board of directors and maintain liability insurance, and exercise any other powers conferred to it by community documents, per state law.

Position: Support

Sponsor: Sen. Wadsack (R-17)

Status: 01/29, Introduced

[Request to Speak:](#) support — n/a; oppose — n/a (Click link to see Supporters/Opposers)

[Introduced Version of Bill](#) (Click link to access PDF of Bill)

Daily History

01-29-2024, Introduced

***SB1641: REAL PROPERTY; LITIGATION; LIMITATION**

Limits the time a contractual action or arbitration may be instituted or maintained against a developer, seller, designer, surveyor, planner, specifier, supervisor, or constructor to four years after substantial completion of real property, or, if pursued by a municipality or county, four years down from eight, after improvement to real property has been accepted for ownership. In case of injury to real property occurring within fourth year or of latent defect not discovered until fourth year, actions to recover damages must be brought within two years of the date of incident and no more than six years after substantial completion of improvement. The Board of Directors of an Association must obtain a two-thirds vote of unit owners before they may institute, defend, or

intervene in litigation or proceedings. Removes provisional clause applicable to real property substantially complete on or before September 15, 1989.

Position: Oppose; *This is the opposite of HB2575, which CAI supports, assuming amendment is added in COW.

Sponsor: Sen. Hernandez (D-24)

Status: 02/07, Second Reading

[Request to Speak:](#) support — n/a; oppose — n/a (Click link to see Supporters/Opposers)

[Introduced Version of Bill](#) (Click link to access PDF of Bill)

Daily History

01-29-2024, Introduced

02-06-2024, Hearing Scheduled – 02/06/2024 – First Reading, Floor

02-06-2024, Assigned to Senate Rules

02-06-2024, Assigned to Senate Judiciary

02-06-2024, First Reading

02-07-2024, Second Reading

SB1718: CONDOMINIUM ASSOCIATIONS; TECHNICAL CORRECTION

Minor change in Title 33 (Property) pertaining to condominiums. Apparent striker bus.

Position: Neutral

Sponsor: Rep. Sally Ann Gonzales (D-20)

Status: 02/07, Second Reading

[Request to Speak:](#) support — n/a; oppose — n/a (Click link to see Supporters/Opposers)

[Introduced Version of Bill](#) (Click link to access PDF of Bill)

Daily History

01-29-2024, Introduced

02-06-2024, First Reading

02-06-2024, Assigned to Senate Rules

02-07-2024, Second Reading

SCR1003: SHORT-TERM RENTALS; VACATION RENTALS

The 2024 general election ballot is to carry a proposal to repeal ARS 9-500.39 and 11-269.17 and amending 12-1134 as it applies to land use law criteria, the effective date and vacation or short-term rentals.

Position: Support

Sponsor: Sen. Marsh (D – 4)

Status: 01/10, Second Reading

[Request to Speak:](#) support — n/a; oppose — n/a (Click link to see Supporters/Opposers)

[Introduced Version of Bill](#) ([Click link to access PDF of Bill](#))

Daily History

01-05-2024, Introduced

01-09-2024, Assigned to Senate Rules

01-09-2024, First Reading, Assigned to Senate Government

01-10-2024, Second Reading