

Arizona HOA Laws: Boards, Records, Assessments and Rentals

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/arizona-hoa-laws>

Arizona homeowner associations are governed by the Planned Communities Act, and condominiums by the Arizona Condominium Act. Both sections of Title 33 cover records, open meetings, assessments and liens.

Key points

- Homeowner associations are governed by the Planned Communities Act, and condominium associations by the Arizona Condominium Act.
- Owners can review association financial and other records, and the association must make them available within 10 business days of a written request.
- Board and member meetings are generally open to all owners, with advance notice of the date, time and place.
- The association has a lien on each home for unpaid assessments, and fines alone generally cannot be the basis for foreclosure.
- An association may ask for basic tenant and lease information but is limited in the fees and rules it can impose on owners who rent.

Arizona at a glance

Rule	Arizona	Law
Governing law	Homeowner associations are governed by the Planned Communities Act, and condominium associations by the Arizona Condominium Act.	A.R.S. Title 33, chapters 9 and 16
Owner access to records	Owners can review association financial and other records, and the association must make them available within 10 business days of a written request.	A.R.S. section 33-1805
Board meeting notice	Board and member meetings are generally open to all owners, with advance notice of the date, time and place.	Planned Communities Act
Assessments and liens	The association has a lien on each home for unpaid assessments, and fines alone generally cannot be the basis for foreclosure.	Planned Communities Act

Rule	Arizona	Law
Rental restrictions	An association may ask for basic tenant and lease information but is limited in the fees and rules it can impose on owners who rent.	Planned Communities Act

Mistakes to avoid

- Holding board decisions without the notice owners are entitled to.
- Not keeping records ready for owner requests.
- Fining owners without the notice and hearing steps in the governing documents.
- Enforcing rental rules that are not in the recorded documents.

Verify current law

Laws named in this summary:

- A.R.S. Title 33, chapters 9 and 16
- A.R.S. section 33-1805
- Planned Communities Act

Official sources:

- Arizona Revised Statutes (Arizona State Legislature): <https://www.azleg.gov/arstitle/>
- Arizona Judicial Branch: eviction information: <https://www.azcourts.gov/>

General information, not legal advice. Check current law and talk to a Arizona attorney before you act. Last reviewed October 29, 2026.