

Arizona Landlord-Tenant Laws: Rights and Duties for Both Sides

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

The Arizona Residential Landlord and Tenant Act sets most rules for homes and apartments, from two days of notice before entry to repair remedies and a ban on retaliation. Tenants must be told the act is available online.

Key points

- The landlord must give at least two days of notice and enter at reasonable times, except in an emergency; a tenant's repair request counts as permission to enter for that repair.
- If the landlord fails to fix a material problem after written notice, the tenant may end the lease after 10 days, or 5 days for health and safety issues, and smaller defects can be repaired and deducted under set limits.
- A landlord may not raise rent, cut services or threaten eviction because a tenant complained to a government agency or the landlord or joined a tenant group, and a landlord action within six months is presumed retaliatory.
- Only a reasonable late fee written into the rental agreement can be collected.
- Within 14 days, not counting weekends and legal holidays, after the tenancy ends, possession is returned and the tenant asks for it, the landlord must send the refund and an itemized list of deductions. The 14 days are business days.

Arizona at a glance

Rule	Arizona	Law
Notice before entry	The landlord must give at least two days of notice and enter at reasonable times, except in an emergency; a tenant's repair request counts as permission to enter for that repair.	A.R.S. section 33-1343
Tenant repair remedies	If the landlord fails to fix a material problem after written notice, the tenant may end the lease after 10 days, or 5 days for health and safety issues, and smaller defects can be repaired and deducted under set limits.	A.R.S. sections 33-1361 and 33-1363

Rule	Arizona	Law
Retaliation protection	A landlord may not raise rent, cut services or threaten eviction because a tenant complained to a government agency or the landlord or joined a tenant group, and a landlord action within six months is presumed retaliatory.	A.R.S. section 33-1381
Late fees	Only a reasonable late fee written into the rental agreement can be collected.	A.R.S. section 33-1368
Deadline to return the deposit	Within 14 days, not counting weekends and legal holidays, after the tenancy ends, possession is returned and the tenant asks for it, the landlord must send the refund and an itemized list of deductions. The 14 days are business days.	A.R.S. section 33-1321

Mistakes to avoid

- Entering a unit without the notice the lease or the law requires.
- Letting a written repair request sit without a reply or a plan.
- Leaving required disclosures out of the lease packet.
- Applying screening criteria differently from one applicant to the next.
- Raising rent or ending a tenancy soon after a complaint without a documented, unrelated reason.

Verify current law

Laws named in this summary:

- A.R.S. section 33-1343
- A.R.S. sections 33-1361 and 33-1363
- A.R.S. section 33-1381
- A.R.S. section 33-1368
- A.R.S. section 33-1321
- Residential Lead-Based Paint Hazard Reduction Act (42 U.S.C. 4852d)
- Arizona Residential Landlord and Tenant 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.