



2020 Summary of Pending Arizona Legislation regarding Community Associations

The Arizona Legislature opens the Fifty-fourth Second Regular Session on Monday, January 13, 2020. Our firm anticipates that there will be numerous community association bills introduced this legislative session. Every week during the legislative session, Mulcahy Law Firm P.C. will provide this summary of proposed bills impacting community associations.

If you would like to be involved in the legislative process, please go to the Arizona Legislature website, www.azleg.gov, to find lists of legislators, phone numbers, and calendars regarding committee work. Or, please feel free to contact Beth Mulcahy, Esq. any time with questions regarding the status of bills or the legislative process.

Please stay tuned for legislative developments over the next 6 months!

BILL #	SUMMARY	STATUS
HOMEOWNERS' ASSOCIATIONS; PAYMENT COUPON BOOKS		
SB1001	This bill amends the language of A.R.S. §33-1256(L) and §33-1807(L) from “the Association shall provide a statement of account” to “the Association may provide a statement of account”	
ONLINE HOME SHARING; REPEAL		
HB2001	This bill would repeal A.R.S. §9-500.39 which would mean a city or town could restrict or prohibit vacation rentals or short-term rentals.	
HOMEOWNERS' ASSOCIATIONS; EVAPORATIVE COOLERS		
HB2027	This bill would prevent an Association from prohibiting the installation of an evaporative cooler that is designed primarily for use as a residential cooling device.	
HOMEOWNERS' ASSOCIATIONS; BILLING STATEMENTS; WAIVER		
HB2059	This bill amends changes the language of A.R.S. §33-1256(L) and §33-1807(L) to state that an Association does not need to provide a statement of account if there is no amount due or if the unit owner provides written notice to the Association that the owner waives the right to receive statements of account. The owner may reinstate the right to receive statements of account by providing written notice to the Association.	
WRITS OF GARNISHMENT; ATTORNEY FEES		
HB2085	This bill would allow garnishments to request accrued attorney fees including the fees for the garnishment in a garnishment action if those fees are allowed by the judgment or contract. This bill would also require that the Judgment Creditor report legal fees accrued during the reporting period.	

****Note: Arizona legislative bills contained herein that have been updated on the above-reference date, have not been adopted by the Arizona Legislature and are subject to change.****