



2021 Summary of Pending Arizona Legislation regarding Community Associations

The Arizona Legislature adjourned on June 30, 2021.

The effective (or start) date for all bills signed by Governor Ducey is September 29, 2021, unless otherwise specified.

Please contact Beth Mulcahy, Esq. (bmulcahy@mulcahylawfirm.com) any time with questions regarding the status of bills or the legislative process.

BILL #	SUMMARY	STATUS
WRITS OF GARNISHMENT; ATTORNEY FEES		
HB2170	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.	Governor Signed 05/3/2021
MASK MANDATES; BUSINESS EXCEPTION		
HB2770	Notwithstanding any other law, a business in this state is not required to enforce on its premises a mask mandate that is established by this State, a city, town or county or any other jurisdiction of this State.	Governor Signed 4/9/2021
CIVIL LIABILITY; PUBLIC HEALTH PANDEMIC		
SB1377	<p>This bill would limit liability in civil actions for civil injuries from the pandemic</p> <p>If the Governor declares a state of emergency for a public health pandemic pursuant to Title 26, Chapter 2, a person or provider that acts in good faith to protect a customer, student, tenant, volunteer, patient, guest or neighbor or the public from injury from the public health pandemic is not liable for damages in any civil action for any injury, death or loss to person or property that is based on a claim that the person or provider failed to protect the customer, student, tenant, volunteer, patient, guest, neighbor or public from the effects of the public health pandemic unless it is proven by clear and convincing evidence that the person or provider failed to act or acted and the failure to act or action was due to that person's or provider's wilful misconduct or gross negligence.</p> <p>A person or provider is presumed to have acted in good faith if the person or provider adopted and implemented reasonable policies related to the public health pandemic.</p>	Governor Signed 4/5/2021
POLITICAL SIGNS; CONDOMINIUMS; PLANNED COMMUNITIES		
SB1722	<p>This bill would extend the time a sign could be left up to fifteen days after the general election or if the sign is for a candidate in a primary election who does not advance to the general election, fifteen days after the primary election.</p> <p>Applies to Planned Communities and Condominiums.</p>	Governor Signed 04/09/2021

****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.****