



### New Arizona HOA Statutes

All statutes listed below become effective September 26, 2025

**The following bills apply to both planned communities and condominiums:**

#### ***Political Flags***

SB1378 – A.R.S. §33- 1261 & A.R.S. §33-1808

- Includes "Flags" in the definition of "Political Signs".
- Associations must now allow "political flags" in the same manner as political signs.
- A political flag is any flag that attempts to influence the outcome of an election.
- Associations can limit the total square footage of political signs/flags (combined) to no more than 9 square feet (unless the local City/County permits greater than this amount).
- Associations can still prohibit political flags or political signs:
  - Earlier than 71 days before a primary election;
  - Later than 15 days after the primary election for candidates who do not advance to the general election; and
  - Later than 15 days after the general election.
- Associations cannot: (1) require that political signs/flags be commercially produced; (2) prohibit the use of both sides of the sign/flag; (3) regulate the number of candidates or initiatives listed on signs/flags; or (4) make any other rules or regulations except for those permitted by statute.

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Prop 101**



#### ***Small Claims Actions***

SB1022 – A.R.S. §22-503

- Increases the jurisdictional limits of small claims actions from \$3,500 to \$5,000.

#### ***Recording Meetings***

SB1039 – A.R.S. §33-1248 & A.R.S §33- 1804

Provides that any association that records its Board meetings or membership meetings must keep an unedited copy of the recording for at least 6 months and must make the unedited copy of the recording available to a member upon request.

**The following bills apply to planned communities only:**

#### ***Foreclosure***

SB1494 –A.R.S. 33-1807

SB1494 raises the threshold a delinquent account must reach before it may be foreclosed (in a Planned Community) and the account must meet either of the following criteria (as of the date that the foreclosure lawsuit is filed):



**Lack payment of any  
assessment (or portion of the  
assessment) for a period of 18  
months;**

OR

**\$10,000  
MINIMUM**

**Reach a minimum of  
at least \$10,000\*.**

**The following bill applies to condominiums only:**

#### ***Mixed Use Condominium Assessment Allocation***

HB2322 – A.R.S. §33-1255

For any mixed use condominium that has a structure comprised of mostly commercial units and which residential units are not located above or below the commercial units in such structure (called a "commercial structure"), then the following apply:

- Common expenses that exclusively benefit commercial structures must be assessed only against the units in the commercial structures.
- Common expenses that exclusively benefit residential structures must be assessed only against the units in the residential structures.
- Common expenses that benefit both the commercial and residential structures must be assessed proportionately.

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