

House Engrossed

condominiums; interior improvements; approvals

State of Arizona
House of Representatives
Fifty-sixth Legislature
Second Regular Session
2024

HOUSE BILL 2141

AN ACT

AMENDING SECTION 33-1221, ARIZONA REVISED STATUTES; RELATING TO
CONDOMINIUMS.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Section 33-1221, Arizona Revised Statutes, is amended to
3 read:

4 33-1221. Alterations of units; consent

5 A. Subject to the provisions of the declaration and other
6 provisions of law, a unit owner:

7 1. May make any improvements or alterations to ~~his~~ THE UNIT OWNER'S
8 unit that do not impair the structural integrity or mechanical systems or
9 lessen the support of any portion of the condominium.

10 2. Shall not change the appearance of the common elements, or the
11 exterior appearance of a unit or any other portion of the condominium,
12 without written permission of the association.

13 3. After acquiring an adjoining unit or, if the declaration
14 expressly ~~permits~~ **ALLOWS**, an adjoining part of an adjoining unit, may
15 remove or alter any intervening partition or create apertures in
16 intervening partitions, even if the partition in whole or in part is a
17 common element, if those acts do not impair the structural integrity or
18 mechanical systems or lessen the support of any portion of the
19 condominium. Removal of partitions or creation of apertures under this
20 paragraph is not an alteration of boundaries.

21 B. **IN ADDITION TO ALLOWED MODIFICATIONS AS PRESCRIBED BY SUBSECTION**
22 **A OF THIS SECTION AND NOTWITHSTANDING THE CONDOMINIUM DOCUMENTS, THE**
23 **ASSOCIATION SHALL NOT PROHIBIT A UNIT OWNER FROM IMPROVING OR ALTERING THE**
24 **INTERIOR OF THE UNIT IN A MANNER THAT MAY DISTURB ADJACENT UNIT OCCUPANTS**
25 **IF THE UNIT OWNER PURCHASES AND INSTALLS AT THE UNIT OWNER'S OWN EXPENSE**
26 **ANY REASONABLY NECESSARY IMPROVED MATERIALS, ACCESSORIES OR OTHER**
27 **ADJUSTMENTS THAT ELIMINATE OR MINIMIZE THE POTENTIAL DISTURBANCE. THE**
28 **ASSOCIATION SHALL NOT PROHIBIT A UNIT OWNER FROM USING ANY MANNER OF**
29 **DECORATION ON THE INTERIOR OF THE UNIT.**