

REFERENCE TITLE: homeowners' associations; powers.

State of Arizona  
Senate  
Fifty-sixth Legislature  
Second Regular Session  
2024

## **SB 1610**

Introduced by  
Senator Wadsack

AN ACT

AMENDING TITLE 33, CHAPTER 16, ARTICLE 1, ARIZONA REVISED STATUTES, BY  
ADDING SECTION 33-1820; RELATING TO PLANNED COMMUNITIES.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:  
2 Section 1. Title 33, chapter 16, article 1, Arizona Revised  
3 Statutes, is amended by adding section 33-1820, to read:  
4 33-1820. Powers of the association  
5 SUBJECT TO THE PROVISIONS OF THE DECLARATION, THE ASSOCIATION MAY:  
6 1. ADOPT AND AMEND BYLAWS AND RULES.  
7 2. ADOPT AND AMEND BUDGETS FOR REVENUES, EXPENDITURES AND RESERVES  
8 AND COLLECT ASSESSMENTS FOR COMMON EXPENSES FROM MEMBERS.  
9 3. HIRE AND DISCHARGE MANAGING AGENTS AND OTHER EMPLOYEES, AGENTS  
10 AND INDEPENDENT CONTRACTORS.  
11 4. INSTITUTE, DEFEND OR INTERVENE IN LITIGATION OR ADMINISTRATIVE  
12 PROCEEDINGS IN ITS OWN NAME ON BEHALF OF ITSELF OR TWO OR MORE MEMBERS ON  
13 MATTERS AFFECTING THE ASSOCIATION OR PLANNED COMMUNITY OR THE MEMBERS'  
14 INTERESTS.  
15 5. MAKE CONTRACTS AND INCUR LIABILITIES.  
16 6. REGULATE THE USE, MAINTENANCE, REPAIR, REPLACEMENT AND  
17 MODIFICATION OF COMMON AREAS.  
18 7. GRANT EASEMENTS, LEASES, LICENSES AND CONCESSIONS THROUGH OR  
19 OVER THE COMMON AREAS.  
20 8. IMPOSE AND RECEIVE ANY PAYMENTS, FEES OR CHARGES FOR THE USE,  
21 RENTAL OR OPERATION OF THE COMMON AREAS.  
22 9. IMPOSE REASONABLE CHARGES FOR THE PREPARATION AND RECORDATION OF  
23 AMENDMENTS TO THE DECLARATION OR STATEMENTS OF UNPAID ASSESSMENTS.  
24 10. PROVIDE FOR THE INDEMNIFICATION OF ITS OFFICERS AND EXECUTIVE  
25 BOARD OF DIRECTORS AND MAINTAIN DIRECTORS' AND OFFICERS' LIABILITY  
26 INSURANCE.  
27 11. EXERCISE ANY OTHER POWERS CONFERRED BY THE COMMUNITY DOCUMENTS.  
28 12. EXERCISE ALL OTHER POWERS THAT MAY BE EXERCISED IN THIS STATE  
29 BY LEGAL ENTITIES OF THE SAME TYPE AS THE ASSOCIATION.