

REFERENCE TITLE: HOAs; artificial grass ban prohibited

State of Arizona
House of Representatives
Fifty-fifth Legislature
Second Regular Session
2022

HB 2131

Introduced by
Representative Kavanagh

AN ACT

AMENDING TITLE 33, CHAPTER 16, ARTICLE 1, ARIZONA REVISED STATUTES, BY
ADDING SECTION 33-1819; 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 33-1819, to read:

4 33-1819. Artificial grass ban prohibited; restrictions;
5 attorney fees

6 A. NOTWITHSTANDING ANY PROVISION IN THE COMMUNITY DOCUMENTS, IN ANY
7 PLANNED COMMUNITY THAT ALLOWS GRASS ON A MEMBER'S PROPERTY, AN ASSOCIATION
8 MAY NOT PROHIBIT INSTALLING OR USING ARTIFICIAL GRASS ON ANY MEMBER'S
9 PROPERTY.

10 B. AN ASSOCIATION MAY ADOPT REASONABLE RULES REGARDING THE
11 INSTALLATION AND APPEARANCE OF ARTIFICIAL GRASS IF THOSE RULES DO NOT
12 PREVENT INSTALLING OR USING THE ARTIFICIAL GRASS. THE ASSOCIATION MAY
13 REJECT OR REQUIRE THE REMOVAL OF A MEMBER'S ARTIFICIAL GRASS IF THE
14 ARTIFICIAL GRASS CREATES A HEALTH OR SAFETY ISSUE THAT THE MEMBER DOES NOT
15 CORRECT.

16 C. NOTWITHSTANDING ANY PROVISION IN THE COMMUNITY DOCUMENTS, THE
17 COURT SHALL AWARD REASONABLE ATTORNEY FEES AND COSTS TO ANY PARTY THAT
18 PREVAILS AS DETERMINED BY THE COURT IN AN ACTION AGAINST THE ASSOCIATION
19 FOR A VIOLATION OF THIS SECTION.