

REFERENCE TITLE: homeowner's associations; expiration

State of Arizona
House of Representatives
Fifty-seventh Legislature
Second Regular Session
2026

HB 2172

Introduced by
Representative Carter N

AN ACT

AMENDING TITLE 33, CHAPTER 16, ARTICLE 1, ARIZONA REVISED STATUTES, BY
ADDING SECTION 33-1801.01; 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 33-1801.01, to read:
4 33-1801.01. Mandatory expiration of declaration; association
5 dissolution
6 NOTWITHSTANDING ANY OTHER LAW OR ANY PROVISION IN THE COMMUNITY
7 DOCUMENTS:
8 1. EACH DECLARATION EXPIRES AND IS UNENFORCEABLE AND EACH
9 ASSOCIATION DISSOLVES ON THE LATER OF:
10 (a) JANUARY 1, 2127.
11 (b) ONE HUNDRED YEARS AFTER THE DATE ON WHICH THE ORIGINAL
12 DECLARATION WAS RECORDED. AN AMENDMENT TO THE ORIGINAL DECLARATION OR THE
13 CREATION OF A NEW PLANNED COMMUNITY OR ASSOCIATION FROM ALL OR ANY PORTION
14 OF AN EXISTING PLANNED COMMUNITY DOES NOT ESTABLISH A NEW ONE HUNDRED
15 YEAR-PERIOD.
16 2. ON EXPIRATION OF THE DECLARATION AND DISSOLUTION OF THE
17 ASSOCIATION, THE DISSOLVED ASSOCIATION SHALL WIND UP AND LIQUIDATE ITS
18 BUSINESS AND AFFAIRS AS OTHERWISE PROVIDED BY LAW.
19 3. AFTER EXPIRATION OF THE DECLARATION AND DISSOLUTION OF THE
20 ASSOCIATION, ANY OR ALL OF THE PROPERTY OWNERS IN THE TERMINATED PLANNED
21 COMMUNITY MAY VOLUNTARILY REESTABLISH A PLANNED COMMUNITY FOR THE
22 PROPERTIES AS OTHERWISE PROVIDED BY LAW.