

REFERENCE TITLE: records requests; homeowners' associations

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

## **HB 2612**

Introduced by  
Representative Blackman

AN ACT

AMENDING SECTIONS 33-1258 AND 33-1805, ARIZONA REVISED STATUTES; RELATING  
TO CONDOMINIUMS AND PLANNED COMMUNITIES.

(TEXT OF BILL BEGINS ON NEXT PAGE)

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

2 Section 1. Section 33-1258, Arizona Revised Statutes, is amended to  
3 read:

4 33-1258. Association financial and other records;  
5 applicability

6 A. Except as provided in subsection B of this section, all  
7 financial and other records of the association shall be made reasonably  
8 available for examination by any member or any person designated by the  
9 member in writing as the member's representative. The association shall  
10 not charge a member or any person designated by the member in writing for  
11 making material available for review. The association ~~shall have~~ HAS ten  
12 business days to fulfill a request for examination. On request for  
13 purchase of copies of records by any member or any person designated by  
14 the member in writing as the member's representative, the association  
15 ~~shall have~~ HAS ten business days to provide copies of the requested  
16 records. An association may charge a fee for making copies of not more  
17 than ~~fifteen cents~~ \$.15 per page.

18 B. Books and records kept by or on behalf of the association and  
19 the board may be withheld from disclosure to the extent that the portion  
20 withheld relates to any of the following:

21 1. Privileged communication between an attorney for the association  
22 and the association.

23 2. Pending litigation.

24 3. Meeting minutes or other records of a session of a board meeting  
25 that is not required to be open to all members pursuant to section  
26 33-1248.

27 4. Personal, health or financial records of an individual member of  
28 the association, an individual employee of the association or an  
29 individual employee of a contractor for the association, including records  
30 of the association directly related to the personal, health or financial  
31 information about an individual member of the association, an individual  
32 employee of the association or an individual employee of a contractor for  
33 the association.

34 5. Records relating to the job performance of, compensation of,  
35 health records of or specific complaints against an individual employee of  
36 the association or an individual employee of a contractor of the  
37 association who works under the direction of the association.

38 6. RECORDS THAT WERE REQUESTED WITHIN THE PRECEDING TWO YEARS AND  
39 THAT HAVE NOT BEEN MODIFIED.

40 C. The association shall not be required to disclose financial and  
41 other records of the association if disclosure would violate any state or  
42 federal law.

43 D. This section does not apply to an association for a timeshare  
44 plan that is subject to chapter 20 of this title.

1           Sec. 2. Section 33-1805, Arizona Revised Statutes, is amended to  
2 read:

3           33-1805. Association financial and other records

4           A. Except as provided in subsection B of this section **REQUEST**, all  
5 financial and other records of the association shall be made reasonably  
6 available for examination by any member or any person designated by the  
7 member in writing as the member's representative. The association shall  
8 not charge a member or any person designated by the member in writing for  
9 making material available for review. The association ~~shall have~~ **HAS** ten  
10 business days to fulfill a request for examination. On request for  
11 purchase of copies of records by any member or any person designated by  
12 the member in writing as the member's representative, the association  
13 ~~shall have~~ **HAS** ten business days to provide copies of the requested  
14 records. An association may charge a fee for making copies of not more  
15 than ~~fifteen cents~~ **\$.15** per page.

16           B. Books and records kept by or on behalf of the association and  
17 the board may be withheld from disclosure to the extent that the portion  
18 withheld relates to any of the following:

19           1. Privileged communication between an attorney for the association  
20 and the association.

21           2. Pending litigation.

22           3. Meeting minutes or other records of a session of a board meeting  
23 that is not required to be open to all members pursuant to section  
24 33-1804.

25           4. Personal, health or financial records of an individual member of  
26 the association, an individual employee of the association or an  
27 individual employee of a contractor for the association, including records  
28 of the association directly related to the personal, health or financial  
29 information about an individual member of the association, an individual  
30 employee of the association or an individual employee of a contractor for  
31 the association.

32           5. Records relating to the job performance of, compensation of,  
33 health records of or specific complaints against an individual employee of  
34 the association or an individual employee of a contractor of the  
35 association who works under the direction of the association.

36           **6. RECORDS THAT WERE REQUESTED WITHIN THE PRECEDING TWO YEARS AND**  
37 **THAT HAVE NOT BEEN MODIFIED.**

38           C. The association shall not be required to disclose financial and  
39 other records of the association if disclosure would violate any state or  
40 federal law.