

Senate Engrossed

homeowner's associations; address lights

State of Arizona
Senate
Fifty-seventh Legislature
Second Regular Session
2026

SENATE BILL 1083

AN ACT

AMENDING TITLE 33, CHAPTER 9, ARTICLE 3, ARIZONA REVISED STATUTES, BY
ADDING SECTION 33-1261.01; AMENDING TITLE 33, CHAPTER 16, ARTICLE 1,
ARIZONA REVISED STATUTES, BY ADDING SECTION 33-1816.01; 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. Title 33, chapter 9, article 3, Arizona Revised
3 Statutes, is amended by adding section 33-1261.01, to read:

4 33-1261.01. Lighted home address device; reasonable
5 restrictions; fees and costs

6 A. NOTWITHSTANDING ANY PROVISION IN THE CONDOMINIUM DOCUMENTS, AN
7 ASSOCIATION SHALL NOT PROHIBIT THE INSTALLATION OR USE OF A LIGHTED HOME
8 ADDRESS DEVICE THAT DOES THE FOLLOWING:

- 9 1. PROVIDES A LIGHTED DISPLAY OF THE HOUSE NUMBER.
10 2. FLASHES WHEN ACTIVATED TO SIGNAL THE LOCATION OF AN EMERGENCY.
11 3. IS VISIBLE FROM THE STREET.
12 4. HAS A LOW-LIGHT ADJUSTMENT.

13 B. AN ASSOCIATION MAY ADOPT REASONABLE RULES REGARDING THE
14 PLACEMENT OF A LIGHTED HOME ADDRESS DEVICE IF THOSE RULES DO NOT PREVENT
15 THE INSTALLATION, DEFEAT THE PURPOSE OR IMPAIR THE FUNCTIONING, RESTRICT
16 THE USE OR ADVERSELY AFFECT THE COST OR EFFICIENCY OF THE DEVICE. THE
17 ASSOCIATION MAY APPLY REASONABLE LIGHTING RESTRICTIONS AND THE DEVICE
18 SHALL COMPLY WITH ANY MUNICIPAL LIGHTING ORDINANCE.

19 C. NOTWITHSTANDING ANY PROVISION OF THE CONDOMINIUM DOCUMENTS, THE
20 COURT SHALL AWARD REASONABLE ATTORNEY FEES AND COSTS TO ANY PARTY WHO
21 SUBSTANTIALLY PREVAILS IN AN ACTION AGAINST THE BOARD OF DIRECTORS OF THE
22 ASSOCIATION FOR A VIOLATION OF THIS SECTION.

23 Sec. 2. Title 33, chapter 16, article 1, Arizona Revised Statutes,
24 is amended by adding section 33-1816.01, to read:

25 33-1816.01. Lighted home address device; reasonable
26 restrictions; fees and costs

27 A. NOTWITHSTANDING ANY PROVISION IN THE COMMUNITY DOCUMENTS, AN
28 ASSOCIATION SHALL NOT PROHIBIT THE INSTALLATION OR USE OF A LIGHTED HOME
29 ADDRESS DEVICE THAT DOES THE FOLLOWING:

- 30 1. PROVIDES A LIGHTED DISPLAY OF THE HOUSE NUMBER.
31 2. FLASHES WHEN ACTIVATED TO SIGNAL THE LOCATION OF AN EMERGENCY.
32 3. IS VISIBLE FROM THE STREET.
33 4. HAS A LOW-LIGHT ADJUSTMENT.

34 B. AN ASSOCIATION MAY ADOPT REASONABLE RULES REGARDING THE
35 PLACEMENT OF A LIGHTED HOME ADDRESS DEVICE IF THOSE RULES DO NOT PREVENT
36 THE INSTALLATION, DEFEAT THE PURPOSE OR IMPAIR THE FUNCTIONING, RESTRICT
37 THE USE OR ADVERSELY AFFECT THE COST OR EFFICIENCY OF THE DEVICE. THE
38 ASSOCIATION MAY APPLY REASONABLE LIGHTING RESTRICTIONS AND THE DEVICE
39 SHALL COMPLY WITH ANY MUNICIPAL LIGHTING ORDINANCE.

40 C. NOTWITHSTANDING ANY PROVISION OF THE COMMUNITY DOCUMENTS, THE
41 COURT SHALL AWARD REASONABLE ATTORNEY FEES AND COSTS TO ANY PARTY WHO
42 SUBSTANTIALLY PREVAILS IN AN ACTION AGAINST THE BOARD OF DIRECTORS OF THE
43 ASSOCIATION FOR A VIOLATION OF THIS SECTION.