



# ARIZONA HOUSE OF REPRESENTATIVES

Fifty-sixth Legislature  
Second Regular Session

House: RA DP 6-0-0-0 | 3<sup>rd</sup> Read 57-0-1-0-2  
Senate: GOV DP 8-0-0-0 | 3<sup>rd</sup> Read 27-2-1-0

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## **HB 2141: condominiums; interior improvements; approvals**

**Sponsor: Representative Hendrix, LD 14**

**Transmitted to the Governor**

### **Overview**

Declares that a condominium association (Association) may not prohibit a unit owner from interior decorations including improvements that may disturb adjacent unit occupants.

### **History**

A *condominium* is real estate where portions are designated for separate ownership and the remainder is designated for common ownership solely by the owners of the separate portions ([A.R.S. § 33-1202](#)).

Current statute allows the owner of a condominium unit to make any improvements or alterations to the unit that do not impair the mechanical systems or structural integrity or lessen the support of any part of the condominium. The unit owner is prohibited from making any changes to the appearance of the common elements or the exterior appearance of the unit without written permission of the Association ([A.R.S. § 33-1221](#)).

### **Provisions**

1. Stipulates that an Association may not prohibit a unit owner from:
  - a) altering or improving the interior of the unit in a manner that may disturb adjacent unit occupants if the unit owner purchases and installs any reasonably necessary materials, accessories or other adjustments that eliminate or minimize the potential disturbance; and
  - b) using any type of decoration on the interior of the unit. (Sec. 1)
2. Makes technical changes. (Sec. 1)

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| <input type="checkbox"/> Prop 105 (45 votes) | <input type="checkbox"/> Prop 108 (40 votes) | <input type="checkbox"/> Emergency (40 votes) | <input type="checkbox"/> Fiscal Note |
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