

WENDY EHRLICH, ATTORNEY PLLC

9671 N. Horizon Vista Place | Oro Valley, Arizona 85704 | 520-229-1947 | wehrlich@comcast.net
Admitted in AZ, MD and DC

2025 LEGISLATIVE UPDATE

The following bills from the 2025 legislative session were signed into law by Governor Hobbs and have an effective date of 9/26/25. All of the Condominium Act and Planned Community Act statutes are available on my website: azhoalawyer.com (under the Arizona statute library tab).

SB 1378 (Amending §§33-1261 and 33-1808):

- Expands the definition of a "political sign" under both the Condominium Act and the Planned Community Act to include a flag.

SB 1039 (Amending A.R.S. §§33-1248 and 33-1804):

- Adds a requirement that if the Board records an open meeting, that recording must be kept for at least 6 months and made available to a member pursuant to a record request.

SB 1494 (Amending A.R.S. §33-1807):

- Changes the requirements for foreclosure of an assessment lien to a delinquency of at least 18 months or \$10,000, whichever occurs first (previously 1 year or \$1200).

HB 2322 (Amending A.R.S. §§33-1202, 33-1217 and 33-1255):

- Changes how common expenses are assessed when a condominium includes commercial structures.

SB 1182 (Adding A.R.S. §§9-500.52 and 11-269.30):

- Prohibits cities, towns and counties from enacting/enforcing noise ordinances, rules or regulations that prohibit construction activities from May to October between 5 am and 7 pm.
- This does *not* prevent associations from enforcing construction activity restrictions in their governing documents.

Corporate Transparency Act (CTA) Update

- In March of 2025, the Financial Crimes Enforcement Network (FinCEN) issued an interim final rule that removes the requirements for U.S. companies and U.S. individuals to report beneficial ownership information (BOI) to FinCEN under the Corporate Transparency Act.
- Community associations and their directors no longer need to report BOI to FinCEN.