

Arizona

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Arizona. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 15 categories

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1. CORE LEASE REQUIREMENTS

● 1. Lease Formation & Disclosures (A.R.S. § 33-1322)

■ Legal Reference: [A.R.S. § 33-1322](#) (click to view statute)

● 2. Written Lease Requirements (A.R.S. § 33-1314)

■ Legal Reference: [A.R.S. § 33-1314](#) (click to view statute)

● 3. Lease Language Requirements (A.R.S. § 33-1315)

■ Legal Reference: [A.R.S. § 33-1315](#) (click to view statute)

● 4. Lease Addendums (Various A.R.S. § 33 sections)

■ Legal Reference: [Various A.R.S. § 33 sections](#) (click to view statute)

● 5. Lease Renewal (A.R.S. § 33-1314, § 33-1375)

■ Legal Reference: [A.R.S. § 33-1314, § 33-1375](#) (click to view statute)

● 6. Lease Termination (A.R.S. § 33-1375)

■ Legal Reference: [A.R.S. § 33-1375](#) (click to view statute)

● 7. Early Termination (A.R.S. § 33-1318 (Domestic Violence), § 33-1361 (Uninhabitability), § 33-1371 (Fire/Casualty))

■ Legal Reference: [A.R.S. § 33-1318 \(Domestic Violence\), § 33-1361 \(Uninhabitability\), § 33-1371 \(Fire/Casualty\)](#) (click to view statute)

2. DISCLOSURES

● 1. Lead-Based Paint Disclosure (Federal - 42 U.S.C. § 4852d)

■ Legal Reference: [Federal - 42 U.S.C. § 4852d](#) (click to view statute)

● 2. Owner/Agent Disclosure (A.R.S. § 33-1322)

■ Legal Reference: [A.R.S. § 33-1322](#) (click to view statute)

● 3. Availability of Act Disclosure (A.R.S. § 33-1322(B))

■ Legal Reference: [A.R.S. § 33-1322\(B\)](#) (click to view statute)

● 4. Pool Safety Disclosure (A.R.S. § 36-1681(E))

■ Legal Reference: [A.R.S. § 36-1681\(E\)](#) (click to view statute)

● 5. Bedbug Disclosure (A.R.S. § 33-1319)

■ *Legal Reference:* [A.R.S. § 33-1319](#) (click to view statute)

● **6. Methamphetamine Contamination (No specific statute requiring disclosure)**

■ *Legal Reference:* *No specific statute requiring disclosure*

● **7. Foreclosure Status (Federal Protecting Tenants at Foreclosure Act)**

■ *Legal Reference:* [Federal Protecting Tenants at Foreclosure Act](#) (click to view statute)

● **8. Shared Utilities Disclosure (A.R.S. § 33-1314.01)**

■ *Legal Reference:* [A.R.S. § 33-1314.01](#) (click to view statute)

3. ENTRY & ACCESS

● **1. Landlord Entry Rights (A.R.S. § 33-1343)**

■ *Legal Reference:* [A.R.S. § 33-1343](#) (click to view statute)

● **2. Notice for Entry (A.R.S. § 33-1343(D))**

■ *Legal Reference:* [A.R.S. § 33-1343\(D\)](#) (click to view statute)

● **3. Unreasonable Entry/Harassment (A.R.S. § 33-1343(D), § 33-1376)**

■ *Legal Reference:* [A.R.S. § 33-1343\(D\), § 33-1376](#) (click to view statute)

● **4. Tenant Denial of Access (A.R.S. § 33-1343(A))**

■ *Legal Reference:* [A.R.S. § 33-1343\(A\)](#) (click to view statute)

● **5. Lockouts Prohibited (A.R.S. § 33-1367, § 33-1376)**

■ *Legal Reference:* [A.R.S. § 33-1367, § 33-1376](#) (click to view statute)

4. EVICTION PROCEDURES

● **1. Notice for Nonpayment of Rent (A.R.S. § 33-1368(B))**

■ *Legal Reference:* [A.R.S. § 33-1368\(B\)](#) (click to view statute)

● **2. Notice for Lease Violations (A.R.S. § 33-1368(A))**

■ *Legal Reference:* [A.R.S. § 33-1368\(A\)](#) (click to view statute)

● **3. Material Falsification (A.R.S. § 33-1368(A))**

■ *Legal Reference:* [A.R.S. § 33-1368\(A\)](#) (click to view statute)

● **4. Immediate Eviction Grounds (A.R.S. § 33-1368(A)(2))**

■ *Legal Reference: [A.R.S. § 33-1368\(A\)\(2\)](#) (click to view statute)*

● **5. Irremediable Breaches (A.R.S. § 33-1368(A))**

■ *Legal Reference: [A.R.S. § 33-1368\(A\)](#) (click to view statute)*

● **6. Partial Rent Payment (A.R.S. § 33-1371)**

■ *Legal Reference: [A.R.S. § 33-1371](#) (click to view statute)*

● **7. Eviction Process (A.R.S. Title 12, Chapter 8, Article 4 (§§ 12-1171 through 12-1183))**

■ *Legal Reference: [A.R.S. Title 12, Chapter 8, Article 4 \(§§ 12-1171 through 12-1183\)](#) (click to view statute)*

● **8. Tenant Defenses to Eviction (A.R.S. § 33-1361, § 33-1368)**

■ *Legal Reference: [A.R.S. § 33-1361, § 33-1368](#) (click to view statute)*

● **9. Holdover Tenant (A.R.S. § 33-1375(C))**

■ *Legal Reference: [A.R.S. § 33-1375\(C\)](#) (click to view statute)*

● **10. Abandonment (A.R.S. § 33-1370)**

■ *Legal Reference: [A.R.S. § 33-1370](#) (click to view statute)*

5. FAIR HOUSING & DISCRIMINATION

● **1. Fair Housing - Protected Classes (Federal) (Federal Fair Housing Act - 42 U.S.C. § 3604)**

■ *Legal Reference: [Federal Fair Housing Act - 42 U.S.C. § 3604](#) (click to view statute)*

● **2. Fair Housing - State Protected Classes (A.R.S. §§ 41-1491.14, 41-1491.19)**

■ *Legal Reference: [A.R.S. §§ 41-1491.14, 41-1491.19](#) (click to view statute)*

● **3. Reasonable Accommodations (Federal Fair Housing Act, ADA)**

■ *Legal Reference: [Federal Fair Housing Act, ADA](#) (click to view statute)*

● **4. Service Animals/Emotional Support Animals (Federal Fair Housing Act, ADA)**

■ *Legal Reference: [Federal Fair Housing Act, ADA](#) (click to view statute)*

● **5. Familial Status Protection (A.R.S. § 33-1317, Federal Fair Housing Act)**

■ *Legal Reference: [A.R.S. § 33-1317, Federal Fair Housing Act](#) (click to view statute)*

● **6. Discriminatory Advertising (Federal Fair Housing Act)**

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

● **7. Screening Criteria** (Federal and state fair housing laws)

■ *Legal Reference:* [Federal and state fair housing laws](#) (click to view statute)

6. FINANCIAL TERMS

● **1. Rent Amount & Payment** (A.R.S. § 33-1314)

■ *Legal Reference:* [A.R.S. § 33-1314](#) (click to view statute)

● **2. Rent Increases** (No specific statute; general contract law)

■ *Legal Reference:* [No specific statute; general contract law](#) (click to view statute)

● **3. Late Fees** (A.R.S. § 33-1314, § 33-1414 (Mobile Homes))

■ *Legal Reference:* [A.R.S. § 33-1314, § 33-1414 \(Mobile Homes\)](#) (click to view statute)

● **4. NSF/Bounced Check Fees** (No specific statute limiting fees)

■ *Legal Reference:* [No specific statute limiting fees](#)

● **5. Application Fees** (No specific statute)

■ *Legal Reference:* [No specific statute](#)

● **6. Move-In Fees** (A.R.S. § 33-1321(B))

■ *Legal Reference:* [A.R.S. § 33-1321\(B\)](#) (click to view statute)

● **7. Pet Fees & Deposits** (A.R.S. § 33-1321, § 33-1314)

■ *Legal Reference:* [A.R.S. § 33-1321, § 33-1314](#) (click to view statute)

● **8. Utilities** (A.R.S. § 33-1324(A)(6), § 33-1364, § 33-1314.01)

■ *Legal Reference:* [A.R.S. § 33-1324\(A\)\(6\), § 33-1364, § 33-1314.01](#) (click to view statute)

7. GUESTS, OCCUPANTS & SUBLETTING

● **1. Guest Policies** (A.R.S. § 33-1314, § 33-1341)

■ *Legal Reference:* [A.R.S. § 33-1314, § 33-1341](#) (click to view statute)

● **2. Unauthorized Occupants** (A.R.S. § 33-1368)

■ *Legal Reference:* [A.R.S. § 33-1368](#) (click to view statute)

● **3. Subletting & Assignment (A.R.S. § 33-1314)**

■ *Legal Reference: [A.R.S. § 33-1314](#) (click to view statute)*

● **4. Occupancy Standards (A.R.S. § 33-1317)**

■ *Legal Reference: [A.R.S. § 33-1317](#) (click to view statute)*

● **5. Domestic Violence - Co-Tenants (A.R.S. § 33-1318)**

■ *Legal Reference: [A.R.S. § 33-1318](#) (click to view statute)*

8. HABITABILITY & REPAIRS

● **1. Landlord's Maintenance Obligations (A.R.S. § 33-1324)**

■ *Legal Reference: [A.R.S. § 33-1324](#) (click to view statute)*

● **2. Tenant's Maintenance Obligations (A.R.S. § 33-1341)**

■ *Legal Reference: [A.R.S. § 33-1341](#) (click to view statute)*

● **3. Repairs Timeline (A.R.S. § 33-1361, § 33-1363)**

■ *Legal Reference: [A.R.S. § 33-1361, § 33-1363](#) (click to view statute)*

● **4. Self-Help Repairs (A.R.S. § 33-1363)**

■ *Legal Reference: [A.R.S. § 33-1363](#) (click to view statute)*

● **5. Utility Failure (A.R.S. § 33-1364)**

■ *Legal Reference: [A.R.S. § 33-1364](#) (click to view statute)*

● **6. Mold Issues (No specific statute; covered under general habitability (A.R.S. § 33-1324))**

■ *Legal Reference: [No specific statute; covered under general habitability \(A.R.S. § 33-1324\)](#) (click to view statute)*

● **7. Lead-Based Paint (Federal requirement - 42 U.S.C. § 4852d)**

■ *Legal Reference: [Federal requirement - 42 U.S.C. § 4852d](#) (click to view statute)*

● **8. Asbestos (No specific landlord-tenant statute; covered under general habitability)**

■ *Legal Reference: [No specific landlord-tenant statute; covered under general habitability](#)*

● **9. Smoke Detectors (A.R.S. § 36-1637)**

■ *Legal Reference: [A.R.S. § 36-1637](#) (click to view statute)*

● **10. Carbon Monoxide Detectors (A.R.S. § 36-1638)**

■ *Legal Reference:* [A.R.S. § 36-1638](#) (click to view statute)

● **11. Pest Control** (A.R.S. § 33-1324 (general habitability), § 33-1319 (bedbugs))

■ *Legal Reference:* [A.R.S. § 33-1324 \(general habitability\)](#), [§ 33-1319 \(bedbugs\)](#) (click to view statute)

9. LOCAL ORDINANCES

● **1. City-Specific Requirements** (Various local ordinances)

■ *Legal Reference:* [Various local ordinances](#) (click to view statute)

● **2. HOA Rules** (A.R.S. Title 33, Chapter 16 (Planned Communities))

■ *Legal Reference:* [A.R.S. Title 33, Chapter 16 \(Planned Communities\)](#) (click to view statute)

● **3. Condo Association Rules** (A.R.S. Title 33, Chapter 9 (Condominiums))

■ *Legal Reference:* [A.R.S. Title 33, Chapter 9 \(Condominiums\)](#) (click to view statute)

● **4. Zoning Compliance** (Local zoning ordinances)

■ *Legal Reference:* [Local zoning ordinances](#) (click to view statute)

● **5. Building Codes** (A.R.S. § 33-1324(A)(1), Local building codes)

■ *Legal Reference:* [A.R.S. § 33-1324\(A\)\(1\)](#), [Local building codes](#) (click to view statute)

10. PET POLICIES

● **1. Pet Deposits and Fees** (A.R.S. § 33-1321)

■ *Legal Reference:* [A.R.S. § 33-1321](#) (click to view statute)

● **2. Pet Restrictions** (A.R.S. § 33-1314)

■ *Legal Reference:* [A.R.S. § 33-1314](#) (click to view statute)

● **3. Assistance Animals (Service/ESA)** (Federal Fair Housing Act, ADA)

■ *Legal Reference:* [Federal Fair Housing Act, ADA](#) (click to view statute)

● **4. Pet Damage** (A.R.S. § 33-1321)

■ *Legal Reference:* [A.R.S. § 33-1321](#) (click to view statute)

11. PROPERTY MANAGEMENT & LICENSING

- **1. Property Manager Licensing (A.R.S. § 32-2101 et seq. (Real Estate License Law))**
■ *Legal Reference: [A.R.S. § 32-2101 et seq. \(Real Estate License Law\)](#) (click to view statute)*
- **2. Trust Account Requirements (A.R.S. § 32-2151, 32-2174)**
■ *Legal Reference: [A.R.S. § 32-2151, 32-2174](#) (click to view statute)*
- **3. Record Retention (A.R.S. § 32-2151 (for licensed property managers))**
■ *Legal Reference: [A.R.S. § 32-2151 \(for licensed property managers\)](#) (click to view statute)*
- **4. Rent Payment Records (General business practice)**
■ *Legal Reference: [General business practice](#)*
- **5. Maintenance Logs (General business practice, supports A.R.S. § 33-1324 compliance)**
■ *Legal Reference: [General business practice, supports A.R.S. § 33-1324 compliance](#)*

12. REPORTING & DOCUMENTATION

- **1. Lease Documentation (A.R.S. § 33-1314)**
■ *Legal Reference: [A.R.S. § 33-1314](#) (click to view statute)*
- **2. Security Deposit Records (A.R.S. § 33-1321)**
■ *Legal Reference: [A.R.S. § 33-1321](#) (click to view statute)*
- **3. Rent Receipts (General business practice)**
■ *Legal Reference: [General business practice](#)*
- **4. Inspection Reports (A.R.S. § 33-1321(C))**
■ *Legal Reference: [A.R.S. § 33-1321\(C\)](#) (click to view statute)*
- **5. Incident Reports (General business practice)**
■ *Legal Reference: [General business practice](#)*
- **6. Tax Records (IRS requirements)**
■ *Legal Reference: [IRS requirements](#) (click to view statute)*

13. SECURITY DEPOSITS

● 1. Security Deposit Limits (A.R.S. § 33-1321(A))

■ Legal Reference: [A.R.S. § 33-1321\(A\)](#) (click to view statute)

● 2. Security Deposit Storage (A.R.S. § 33-1321)

■ Legal Reference: [A.R.S. § 33-1321](#) (click to view statute)

● 3. Security Deposit Return (A.R.S. § 33-1321(D))

■ Legal Reference: [A.R.S. § 33-1321\(D\)](#) (click to view statute)

● 4. Allowable Deductions (A.R.S. § 33-1321(D))

■ Legal Reference: [A.R.S. § 33-1321\(D\)](#) (click to view statute)

● 5. Itemization Requirements (A.R.S. § 33-1321(D))

■ Legal Reference: [A.R.S. § 33-1321\(D\)](#) (click to view statute)

● 6. Move-In/Move-Out Inspections (A.R.S. § 33-1321(C))

■ Legal Reference: [A.R.S. § 33-1321\(C\)](#) (click to view statute)

● 7. Withholding Deposit Wrongfully (A.R.S. § 33-1321(E))

■ Legal Reference: [A.R.S. § 33-1321\(E\)](#) (click to view statute)

● 8. Interest on Deposits (No corresponding statute for standard rentals; A.R.S. § 33-1431 for mobile homes)

■ Legal Reference: [No corresponding statute for standard rentals; A.R.S. § 33-1431 for mobile homes](#) (click to view statute)

● 9. Transferred Properties (A.R.S. § 33-1321(H))

■ Legal Reference: [A.R.S. § 33-1321\(H\)](#) (click to view statute)

14. SPECIAL PROPERTY TYPES

● 1. Mobile Home Parks (A.R.S. Title 33, Chapter 11 (§§ 33-1401 through 33-1449))

■ Legal Reference: [A.R.S. Title 33, Chapter 11 \(§§ 33-1401 through 33-1449\)](#) (click to view statute)

● 2. Subsidized Housing (Federal HUD regulations)

■ Legal Reference: [Federal HUD regulations](#) (click to view statute)

● 3. Student Housing (No specific statute)

■ *Legal Reference: No specific statute*

● **4. Senior Housing (55+) (Federal Fair Housing Act (55+ housing exemption))**

■ *Legal Reference: [Federal Fair Housing Act \(55+ housing exemption\)](#) (click to view statute)*

● **5. Short-Term Rentals (A.R.S. § 9-500.39, § 11-269.17, § 42-5076)**

■ *Legal Reference: [A.R.S. § 9-500.39, § 11-269.17, § 42-5076](#) (click to view statute)*

● **6. Commercial Property (A.R.S. § 33-1308 - ARLTA excludes commercial property)**

■ *Legal Reference: [A.R.S. § 33-1308 - ARLTA excludes commercial property](#) (click to view statute)*

15. TENANT PROTECTIONS

● **1. Retaliation Prohibited (A.R.S. § 33-1381)**

■ *Legal Reference: [A.R.S. § 33-1381](#) (click to view statute)*

● **2. Domestic Violence Protection (A.R.S. § 33-1318)**

■ *Legal Reference: [A.R.S. § 33-1318](#) (click to view statute)*

● **3. Privacy Rights (A.R.S. § 33-1343, § 33-1376)**

■ *Legal Reference: [A.R.S. § 33-1343, § 33-1376](#) (click to view statute)*

● **4. Quiet Enjoyment (A.R.S. § 33-1362, § 33-1367)**

■ *Legal Reference: [A.R.S. § 33-1362, § 33-1367](#) (click to view statute)*

● **5. Withholding Rent (A.R.S. § 33-1368(B))**

■ *Legal Reference: [A.R.S. § 33-1368\(B\)](#) (click to view statute)*

● **6. Rent Escrow (No corresponding statute)**

■ *Legal Reference: No corresponding statute*

● **7. Tenant Right to Organize (A.R.S. § 33-1381)**

■ *Legal Reference: [A.R.S. § 33-1381](#) (click to view statute)*

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. City-Specific Requirements (Various local ordinances)**

■ *Legal Reference:* [Various local ordinances](#)

● **2. HOA Rules (A.R.S. Title 33, Chapter 16 (Planned Communities))**

■ *Legal Reference:* [A.R.S. Title 33, Chapter 16 \(Planned Communities\)](#)

● **3. Condo Association Rules (A.R.S. Title 33, Chapter 9 (Condominiums))**

■ *Legal Reference:* [A.R.S. Title 33, Chapter 9 \(Condominiums\)](#)

● **4. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference:* [Local zoning ordinances](#)

● **5. Building Codes (A.R.S. § 33-1324(A)(1), Local building codes)**

■ *Legal Reference:* [A.R.S. § 33-1324\(A\)\(1\), Local building codes](#)

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