

Overview of ARS §33-1818

This statute outlines the community association's authority over public roadways in planned communities in Arizona. Here's what HOA boards need to know:



GOODMAN LAW SERVICES AND FEES

To assist HOAs in complying with ARS §33-1818, Goodman Law offers the following services:

1 Notice and Ballot Preparation (\$300 Flat Fee)

We will prepare the notice of the member meeting and the ballot.



2 Optional Zoom Town Hall Meeting (\$350 Flat Fee)

We offer a 1-hour Zoom town hall meeting to explain the process to members.



3 Optional Executive Board Meeting (\$350 Flat Fee)

For a flat fee of \$350, Attend a 1-hour Zoom board executive meeting to review the CC&R requirements and answer any questions the board may have.



Information Sheet for HOA Boards:

Understanding ARS §33-1818

KEY PROVISIONS

For Communities with Declarations Recorded After December 31, 2014:

No Authority Over Public Roadways:

After the period of developer (declarant) control ends, the HOA cannot control or regulate public roads owned by a government entity.

For Communities with Declarations Recorded Before January 1, 2015:

Continuing Regulation of Public Roadways:

After the developer control period, existing regulations by the HOA over public roadways continue until June 30, 2025.

By June 30, 2025:

- 1 The HOA must hold a meeting for members to vote on whether to continue regulating public roads.
- 2 If enough members attend to constitute quorum and a majority votes to continue, the HOA retains its authority. The board must record this decision with the county recorder.
- 3 If the vote fails or no vote is held, the HOA loses its authority over the public roads, and existing regulations expire.

EXCEPTIONS:

The statute does not apply to one-way streets or private roads, regardless of ownership.