

New Arizona HOA Sign Law Effective July 1, 2010

In April 2010, HB 2345 was signed into law by Gov. Jan Brewer. The law amends ARS 33-1808 Flag display; Political Signs; Caution Signs; For Sale Signs; Political Petitions

HB 2345 adds new restrictions that further limits HOA's power to prohibit real estate signs. The following signs **cannot be prohibited or otherwise regulated**:

1. Temporary open house signs on his/her property
2. Temporary "open house" or "for sale" signs that are industry standard size and that are owned or used by the seller or his/her agent.
3. "For lease" signs (unless the governing documents prohibit or restrict leasing).
4. An Association cannot require the use of a particular type or style of "for lease" or "for sale" sign, but may require the use of industry standard size signs. (For Sale signs: 18" x 24" with one rider that is 6" x 24"; For Lease signs: 18" x 24")
5. HOA cannot limit the hours for an open house, but can prohibit an open house from being held before 8 a.m. or after 6 p.m.
6. HOA may prohibit "open House" signs on a planed community's common area.

What it says in Dorado's Master CC&R's about signs in Dorado:

2.1.4 Signs and Advertising: No signs are permitted on any Lot Except:

2.1.4.1 One "for sale" or "for lease" sign in compliance with all applicable sign ordinances.

2.1.4.2 Signs required for judicial proceedings. (DJ's note: covered under ARS 33-1808)

Do I go by the new Arizona Law or the Dorado Master CC&R's?

The Arizona Law supersedes Dorado's Master CC&R's or any Neighborhood CC&R's. However, since the Master CC&R's do not specify the sign size, both will apply in Dorado.