INTRODUCTION TO 2026–2027 EDITION

Arizona Real Estate Law provides a single reference point for practitioners and others who find themselves addressing the statutes and other legal authority relevant to real estate in Arizona. Up-to-date analysis of relevant sections of the Arizona Constitution, statutes, and related case law, secondary sources, and regulations are all contained within this one simple reference manual. Recent developments include:

- Arizona Administrative Code Revisions - extensive corrective editing by the promulgating body.
- A.R.S. § 32-2122 - Added "timeshare salesperson" as a distinct licensed activity category under the broker/salesperson licensing statute.
- A.R.S. § § 9-500.54 and 11-269.31 add a new "malicious delay" cause of action that bars a municipality from maliciously delaying adopted licensing time frames for single-family residential construction applications, enforceable by the Attorney General on a property owner's written complaint and carrying a flat $5,000 civil penalty per violation regardless of delay duration.
- A.R.S. § § 11-483 and 11-484 - substantially rewritten to replace the narrow "unique identifier and recording date" standard with a broader definition of protectable "identifying information," including biometric identifiers and government-issued IDs, while newly excluding parcel numbers and property addresses from protection.
- A.R.S. § 11-1133 - amended to require the buyer's and seller's mailing address and telephone number (with optional email).
- A.R.S. § 41-254 – requiring notaries to collect a signer's thumbprint on deeds, deeds of trust, and powers of attorney affecting real property (with specified exceptions for foreclosure-related and remote notarizations).
- Several amendments to the Condominium and Planned Community statutes.
- *Durable Investments LLC v. Villarreal*, 262 Ariz. 84, 587 P.3d 1284 (App. 2026) - explaining when a trial court may void contracts arising from unlicensed brokerage activity.
- *Parra v. Mancillas*, 261 Ariz. 521, 586 P.3d 118 (App. 2026) – discussing when a lis pendens will not be quashed as groundless absent an equitable-relief motion.
- *Iqtunheimr, LLC v. Val Vista Lakes Community Ass'n*, 261 Ariz. 580, 586 P.3d 1081 (App. 2026), clarifying that a homeowner's claim over an association's failure to maintain

common areas is a derivative claim subject to standing requirements.

- *AZNH Revocable Trust v. Sunland Springs Village Homeowners Ass'n*, 591 P.3d 434 (App. 2026), addressing how the open-meeting law applies to closed board sessions and what closed-meeting notices and agendas must disclose.
- *NBD Enterprises, LLC v. Arnold*, 261 Ariz. 13, 579 P.3d 874 (App. 2025), confirming that equity principles do not bar appointment of a receiver over a solvent, operating LLC where a manager's misconduct threatens to dissipate assets.
- *Windrose Estates Homeowners Ass'n v. Wright*, 261 Ariz. 376, 583 P.3d 1247 (App. 2025), holding that a homeowner being "misled or surprised" is not by itself a basis to set aside an HOA foreclosure sale, and that the HOA foreclosure statute abrogates any common-law right to set aside sales for grossly inadequate price.