

Residential Landlord and Tenant

Introduction

There are many issues that may lead a landlord or tenant to seek legal information. This guide provides references to some of the statutes and resources that address most common landlord and tenant matters. If you need additional research assistance, reference librarians at the ASU Ross-Blakley Law Library can assist you in identifying information sources to use in finding an answer; however we cannot offer legal advice or interpretation of legal information.

If you have a legal matter, speaking to an attorney is advised. A list of local agencies offering legal assistance or providing referrals to attorneys can be found below, often at no or reduced cost to those who qualify.

The Residential Landlord Tenant Act

The Residential Landlord Tenant Act can be found in the Arizona Revised Statutes (A.R.S. 33-301 to 33-1381). This act describes many of the rights and responsibilities of both the landlord and the tenant and remedies.

There are a few ways to locate these statutes:

- Online
 - [Arizona State Legislature's Web Site](#)
 - [Arizona Secretary of State Web Site \(pdf version\)](#)
- In Print
 - *Arizona Revised Statutes Annotated* KFA 2430 1956 .A2 at Law Core, Reserve Reading Room, Law State Collection, and Law Reserve.
 - Request a free print copy from the Arizona Secretary of State, Public Services Division by calling 602-542-4086

Other Laws

Depending on your situation, there are federal, state and local laws that may apply. Below are a few of the major laws that may affect your housing situation. Other laws can be found by searching the appropriate codes or statutes.

Federal

- Federal Fair Housing Act ([42 U.S.C. 3602 et seq.](#))
- Americans With Disabilities Act ([42 U.S.C. 12101 et seq.](#))
- Search the U.S. Code (See guide on [Federal Legislation](#))
 - Online - [Cornell's Legal Information Institute](#)
 - In Print - KF62 1994 .A2 at Main Reading Room

State

- Arizona Fair Housing ([A.R.S. 41-1491 et seq.](#))
- Search the Arizona Revised Statutes (See guide on [Arizona Legislation](#))
 - Online - [Arizona State Legislature's Web Site](#)
 - In Print - Arizona Revised Statutes Annotated KFA 2430 1956 .A2 at Law Core, Reserve Reading Room, Law State Collection, and Law Reserve.

Local

- Tempe – Search the [Tempe City Code](#)
(Rental Housing Code 21-21 to 21-40 and Fair Housing 22-91 to 22-99)
- Phoenix- Search the [Phoenix City Code](#)
(Neighborhood Preservation Ordinance 39-1 et seq, Fair Housing 18-11 et seq, and Building 9-1 et seq)
Available in print - KFX2141.P55 A35 2001 at Reserve
- Scottsdale – Search the [Scottsdale Revised Code](#)
(Fair Housing 15-16 et seq and Buildings and Building Regulations 31-1 et seq)
Available in print - KFX 2375 S2A35 1987 at Reserve

Resources on the Web

The links below are a collection of web sites that may help you understand the residential landlord tenant act and/or other issues pertaining to your situation.

- [Overview of Arizona Residential Landlord/Tenant Law](#), Arizona Supreme Court.
- [Landlord and Tenant](#), Superior Court Law Library
- [Housing](#), Phoenix.
- [Housing – Landlord and Tenant Resources](#), Scottsdale.
- [Arizona Residential Landlord-Tenant Law](#), University of Arizona Law Library
- [Landlord – Tenant](#), ASU Student Legal Assistance
- [Tenants Rights, Laws and Protections: Arizona](#), U.S. Department of Housing and Urban Development.
- [Housing](#), Arizona Law Help. (Click on Housing icon)
- [Landlords & Property Management](#), Nolo.
- [Renter's Rights](#), Nolo.

Resources at the ASU Law Library

The following are resources available at the ASU Law Library. These resources tend to be more comprehensive than the web sites and contain more sample forms that may be used when dealing with a landlord or tenant.

- *Arizona Landlord's Deskbook*, 4th ed. by Carlton C. Casler. KFA2517.Z9 C37 2002 at Reserve
- *Landlord and Tenant Law in a Nutshell*, 4th ed. by David S. Hill. KF590.Z9 H45 2004 at Reserve
- *Arizona Rental Rights: A Guide for Tenants, Landlords, and Mobile Home Users*, 4th ed. by David A. Peterson & Andrew M. Hull. KFA2517.Z9 P47 2000 at Reserve
- *Renters' Rights: The Basics*, 2d ed. by Janet Portman & Marcia Stewart. KF590.Z9 P673 2000 at Reserve
- *Every Landlord's Legal Guide*, 6th ed. by Marcia Stewart & Ralph Warner & Janet Portman. KF590.Z9 S74 2003 at Reserve
- *Arizona civil remedies*, edited by Marilee Miller Clarke. KFA2947 .A95 2003 at Reserve
- *Every tenant's legal guide*, by Janet Portman & Marcia Stewart, edited by Ralph Warner & Mary Randolph. KF590.Z9 P67 1999 at Reserve
- *Landlord and tenant law* [electronic resource] by Margaret Wilkie and Godfrey Cole. [KD899 W555 2000 Online](#)

Some of the resources may be found at a library near you

Most libraries have resources related to landlord and tenant law. If you are unable to visit the ASU law library, check your local library's catalog or contact a reference librarian at that library to find out if they have what you are looking for. *Note:* Call numbers that are provided above refer to locations at the Arizona State University Law Library and may not correspond with the call number at another library.

- [Tempe Public Library](#)
- [Phoenix Public Library](#)
- [Scottsdale Public Library](#)
- [Maricopa County Superior Court Law Library](#)
- [Arizona State Library](#)

Need Advice?

The following organizations may provide assistance in handling a landlord and tenant dispute. If you do not qualify for their services or have a more complex situation, you may consider finding an attorney through the lawyer referral service.

- **Maricopa County, Community Legal Services**
Community Legal Services provides civil legal services to applicants whose income is near poverty level.
P.O. Box 21538
Phoenix, AZ 85036-1538
Phone: (602) 258-3434
Fax: (602) 254-3258
1-800-852-9075

- [Arizona Fair Housing Center](#)
The center provides fair housing education and outreach including counseling and consultations. It also investigates housing discrimination complaints. This group does not provide legal representation in court.
615 N 5th Ave
Phoenix AZ 85003
800.868.3315
602.548.1599

- [Phoenix Housing Counseling](#)
Housing Counseling provides help to residents who are tenants by counseling them on their rights and responsibilities. All services of the program are free.
(602) 262-7210

- [Maricopa County Bar Lawyer Referral Service](#)
Schedule a 30 minute consultation with an attorney for a \$35 referral fee.
303 E. Palm Ln.
Phoenix, AZ 85004
602.257.4434