INVESTORS · REPORT

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Rental Snapshot

What drives rent in Arizona, the landlord rules that matter, and how to size up a rental in five minutes.

BR

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01 What moves rent

- **Bedroom count**
  The single biggest driver for single-family rentals
- **School zone and commute**
  Families pay for both
- **Pool and yard**
  A pool can raise rent, and it raises costs and insurance, too
- **Condition and AC**
  An older AC unit is a summer vacancy waiting to happen
- **HOA rules**
  Some communities limit rentals or set minimum lease terms

02 The five-minute check

1. **Pull 3 to 5 recent rentals nearby**
   Same beds, similar size and age, leased in the last few months.
2. **Take the middle, not the top**
   Price for a quick lease-up; vacancy costs more than a small discount.
3. **Subtract vacancy and turnover**
   Budget at least a few weeks a year.
4. **Run it through the Cash-Flow Worksheet**
   Taxes, insurance, HOA, repairs and management included.

03 Arizona landlord basics

- **Arizona Residential Landlord and Tenant Act**
  The state law for most residential leases (A.R.S. § 33-1301 and following)
- **Security deposits**
  Capped at one and a half months' rent (A.R.S. § 33-1321)
- **Rental registration**
  Owners of residential rental property must register it with the county assessor (A.R.S. § 33-1902)
- **City rental tax**
  Since January 1, 2025, Arizona cities and towns no longer charge transaction privilege tax on long-term residential rent; short-term lodging is still taxed
- **Pools**
  Landlords of homes with a pool must give tenants the state's pool safety notice (A.R.S. § 36-1681)

04 Get a city snapshot

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Sources

- A.R.S. § 33-1301 and following (Arizona Residential Landlord and Tenant Act); § 33-1321; § 33-1902; § 36-1681 (azleg.gov)
- Arizona Department of Revenue: transaction privilege tax on residential rental (azdor.gov)

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