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Racist Conditions Covenants & Restrictions Now Easily Viewable

The Pima County Recorder's Office is pleased to announce that we have enhanced the organization of Conditions Covenants & Restrictions in our public records database, ensuring they are more readily accessible for residents and stakeholders.

This is a significant step toward enhancing transparency and convenience for Pima County residents.

This project was launched after a collaboration with the University of Arizona to identify racist CC&Rs in Tucson that highlighted a need for these documents to be easily viewed by the public. Experts at the Pima County Recorder's Office provided more than 2,500 records that helped researchers find 756 subdivisions in Pima County with CC&Rs containing racist language. That's about 57% of the 1,338 subdivisions mapped out between 1912 and 1968.

Racist CC&Rs are documents that contain language that limits people of color and other marginalized groups from living or owning property in specific neighborhoods. These discriminatory rules were eventually deemed "unenforceable" by the U.S. Supreme Court in 1948, but they weren't declared illegal until the federal Fair Housing Act of 1968.

Submitting documents to be recorded does not make them legal or binding. The Recorder's Office simply stores and displays recorded documents for reference and historical purposes.

You can explore these documents at the [Mapping Racist Covenants website](#).

CC&Rs today

It's important for homeowners and potential buyers to carefully review and understand the CC&Rs associated with a particular community, as they can significantly impact the use and enjoyment of the property.

We encourage homeowners, developers and management companies to submit CC&Rs for recording so they're available for viewing. Regular recording fees do apply. These can be accessed at [recorder.pima.gov](#).

CC&Rs are the rules and regulations typically established by a property developer for a residential community. They govern the use, appearance and maintenance of properties in the neighborhood.

Some examples of rules included in typical CC&Rs:

- Specifications for the design and appearance of buildings within the community.
- Regulations regarding the maintenance and design of front and backyard landscaping.
- Restrictions on how properties can be used, such as whether they can be used commercially.
- Guidelines for the upkeep and maintenance of properties.