

Rentals/Non-Owners

I am renting my property. Can my tenants use the RCSC facilities?

Yes. Tenants may use RCSC facilities provided they meet the qualifications for a Privilege Card. At least one of the tenants must be 55 years of age or older who occupies the Sun City AZ residence and no one under the age of 19 is eligible. If tenant has an Arizona driver's license, it must reflect the Sun City AZ property address or an address farther than seventy-five (75) miles from Sun City AZ.

Tenants must purchase an RCSC Privilege Card for a fee in order to use RCSC facilities. Privilege Cards can be obtained at Cardholder Services in the Lakeview Recreation Center at 10626 W Thunderbird Blvd, Sun City AZ 85351.

All fees and assessments must be current on the property for a Renter/Non-Owner's Privilege Card to be active.

I pay the Annual Property Assessment for my property but cannot use the facilities. Why should my tenant have to pay for a Privilege Card?

Annual property assessments are charged to all property owners whether or not they occupy the Sun City AZ property or use RCSC facilities. Only property owners are eligible for Member cards so long as they meet Member qualifications as outlined in the RCSC Bylaws.

Renters/Non-Owners have the choice as to whether they pay for the privilege to use RCSC facilities and may purchase a Privilege Card at Cardholder Services in the Lakeview Recreation Center at 10626 W Thunderbird Blvd, Sun City AZ 85351.

I pay the Annual Property Assessment for my property but cannot use the facilities. Why should my tenant have to pay for a Privilege Card?

Tenants must have either a valid rental agreement/lease or an RCSC Non-Owner Affidavit signed by the property owner and notarized. Should your tenants have an Arizona driver's license, it must reflect the property address or an address farther than seventy-five (75) miles from Sun City AZ.

I have someone managing my properties, will this be a problem?

No. RCSC does require that a copy of the management agreement between the property owner and the property manager be on file with RCSC. Without this agreement on file RCSC will not allow a rental agreement/lease signed by the property manager to be used by the tenant to obtain an RCSC Privilege Card.

I have someone living in my property but do not have a lease. What do I do for them to be able to use the RCSC facilities?

When a lease is not available the property owner must complete, sign and have notarized an RCSC Non-Owner Affidavit form. This form may have a termination date for the residency of the non-owner, or the term may be open ended.

Rentals/Non-Owners (cont.)

What happens when my tenant's lease expires? Will this affect my tenant's privileges?

Upon the expiration date of the rental agreement/lease a tenant's Privilege Card will expire and the tenant will not be able to use RCSC facilities until a new rental agreement/lease is presented to RCSC. If applicable, upon the presentation of an updated rental agreement/lease to RCSC the Privilege Cardholder's expiration will be extended to one year from the purchase date.

If I miss making my annual property assessment payment will this affect my tenant?

Yes. The RCSC Bylaws require that annual property assessment and fees be current in order for Privilege Cards to be active on a property. Failure to pay the annual property assessment in a timely manner will prevent Privilege Cardholders from being able to use RCSC facilities. There are no refunds to Privilege Cardholders for loss of privileges due to the failure of the property owner to pay the annual property assessment or fees when due.

What resources are there regarding RCSC rules for tenants?

The [RCSC Corporate Bylaws](#), the RCSC [Board Policy 8 – Privilege Cardholders](#) and [Board Policy 10 – Code of Conduct](#) outline Privilege Card requirements and conduct by Privilege Cardholders. All Cardholders should obtain a current copy of the Cardholder Guide for easy access to information.

I am a Privilege Cardholder and my lease has expired and I am moving. Can I receive a refund for the remaining time period on my Privilege Card?

No. RCSC [Board Policy 22 – Refunds](#) outlines when a refund may be obtained. Loss of lease or moving does not qualify for a refund for an Annual Privilege Card. Should you rent/lease another property in Sun City AZ, RCSC can move the remaining term of your Privilege Card to your new property. Please note a new RCSC number will be issued in this situation.

I'm staying in Sun City AZ for just a few months. How can I get access to RCSC facilities?

RCSC offers short term Privilege Cards in 30, 60, and 90 day terms at a cost of \$60 per month.

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It is important to note that RCSC [Board Policy 22 – Refunds](#) does not permit any refunds for Privilege Cards having a term less than 1 year.