

Recreation Centers of Sun City, Inc. (RCSC) Fees

Annual Property Assessment Fee

***\$680 per year/per property (effective 1/1/26)**

The Facilities Agreement, executed by each Deeded Real Estate Owner in Sun City, AZ, obligates Owners to pay annual property assessments to the RCSC regardless of whether the Owners occupy the Sun City property or use RCSC facilities. Failure to pay these fees, by the due date, will render any RCSC cards issued for the property no longer valid, and the respective Members are no longer eligible to use RCSC facilities or participate in RCSC Clubs.

Preservation & Improvement Fee

***\$4,000 per occurrence**

A Preservation and Improvement Fee (PIF) shall be imposed on the purchase, acquisition, transfer, inheritance, gift or any change in ownership of legal or beneficial interest in the title to property located in Sun City, AZ pursuant to any deed, contract for sale, will or other instrument or document transferring an interest in such property, so long as the original payer of said PIF no longer retains a majority ownership interest in the property.

Capital Improvement Fee

***\$1,500 per occurrence**

A Capital Improvement Fee (CIF) shall be imposed on the purchase, acquisition, transfer, inheritance, gift or any change in ownership of legal or beneficial interest in the title to property located in Sun City, AZ pursuant to any deed, contract for sale, will or other instrument or document transferring an interest in such property, so long as the original payer of said PIF no longer retains a majority ownership interest in the property.

Transfer Fee

***\$500 per occurrence**

A Transfer Fee shall be imposed on the purchase, acquisition, transfer, inheritance, gift or any change in ownership of legal or beneficial interest in the title to property located in Sun City, AZ pursuant to any deed, contract for sale, will or other instrument or document transferring an interest in such property, so long as the original payer of said Transfer Fee no longer retains a majority ownership interest in the property.

Recording Fee

***\$30 per occurrence**

A Recording Fee shall be imposed on the purchase, acquisition, transfer, inheritance, gift or any change in ownership of legal or beneficial interest in the title to property located in Sun City, AZ pursuant to any deed, contract for sale, will or other instrument or document transferring an interest in such property.

RCSC Member Cards

Up to Two (2) Member Cards may be provided for each property, provided there are two persons who meet the qualifications of Article II of **RCSC's Corporate Bylaws: (<https://suncityaz.org/generic/corporate-bylaws>)**. A Member must be a Deeded Real Estate Owner of property in Sun City, AZ; must be 55 years of age or older or meet the spousal exemption requirement; and must occupy the Sun City property as their primary Arizona residence, unless their other Arizona residence is farther than 75 miles from Sun City, AZ.

RCSC Annual Privilege Card

***\$340 per person/per year (effective 1/1/26)**

Short-term Privilege Card (30-60-90 days)

***\$75 per person/per month**

A Non-Owner of a property in Sun City, AZ may be issued an annual Privilege Card for a fee provided: at least one Owner or Non-Owner who occupies the property is 55 years of age or older; the Non-Owner occupies the Sun City, AZ property as his/her primary Arizona residence unless his/her other Arizona residence is farther than seventy-five (75) miles from Sun City, AZ in which case the Non-Owner(s) must provide proof that he/she occupies the Sun City, AZ residence as well; the Non-Owner is not under 19 years of age; and the property assessments and fees, where such Non-Owner resides, are current. **For more information refer to RCSC's Corporate Documents at this link: (<https://suncityaz.org/generic/corporate-documents-and-financial-information>)**. For additional questions, please contact Cardholder Services at 623-561-4603 or members@suncityaz.org.

Please note that additional fees may be required by the Sun City Home Owners Association (SCHOA) and/or the individual association to which each property may or may not be subject to.