

Arizona Probate Timeline

A Plain-English Overview for Personal Representatives and Families

Arizona probate can feel overwhelming — especially when you're also grieving. This timeline is designed to give you a clear picture of the overall process so you know what to expect and when.

WEEK 1–2: Filing & Initial Steps

- Obtain certified copies of the Death Certificate (order 10–15).
- Consult with a probate attorney to file the Petition for Probate in the Superior Court of the county where the decedent lived.
- File the original Will with the court (if one exists).
- Secure all estate real property — change locks if needed, notify insurance of vacancy.
- Contact a Certified Probate Real Estate Specialist if there is real property in the estate.

■ The probate process formally begins when the Petition for Probate is filed. The court will schedule a hearing, typically within 2–4 weeks of filing.

WEEK 3–6: Court Appointment

- Attend the probate hearing — usually 15–30 minutes in front of a judge.
- Receive Letters of Personal Representative from the court.
- With Letters in hand, you now have legal authority to act on behalf of the estate — including listing real property for sale.
- Open the estate bank account.
- File the Notice to Creditors — creditors typically have 4 months to file claims in Arizona.

■ Once you have your Letters of Personal Representative, you can begin taking action on estate assets — including real property. You do NOT need to wait until the end of probate.

MONTH 2–4: Asset Management & Property Sale

- Complete the inventory and appraisal of estate assets.
- List estate real property for sale (the sooner the better — carrying costs accumulate quickly).
- Manage and negotiate offers on estate real property.
- Pay ongoing estate expenses from the estate account.
- Communicate with heirs and keep records of all decisions made.



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■ This is often the most active period. A well-priced Phoenix metro probate property can sell within 30–60 days of listing. Your C.P.R.E.S.™ specialist handles the real estate transaction from listing through closing.

MONTH 4–6: Closing & Creditor Resolution

- Close the real estate sale — proceeds deposited directly into estate account.
- The creditor claim period expires (typically 4 months from first published notice).
- Pay all valid creditor claims from estate funds.
- Work with your CPA to file the estate's tax returns.

■ This phase can overlap with the property sale — there is no requirement that creditor claims be resolved before you list or sell real property.

MONTH 6–12+: Distribution & Discharge

- After debts, taxes, and expenses are paid — distribute remaining assets to heirs per the Will or intestate law.
- Prepare a final accounting of all estate transactions.
- File a Petition for Discharge with the court.
- Receive formal discharge — your duties as Personal Representative are complete.

■ Total Arizona probate duration ranges from as short as 6 months to 18+ months depending on the complexity of the estate, the number of heirs, and whether any disputes arise.

TIMELINE AT A GLANCE

Filing & Initial Steps	Weeks 1–2	Petition for Probate filed
Court Appointment	Weeks 3–6	Letters of Personal Rep issued
Asset Management & Property Sale	Months 2–4	Property listed and sold
Closing & Creditor Resolution	Months 4–6	Creditor period expires; sale closes
Distribution & Discharge	Months 6–12+	Heirs receive distributions

■ Free Consultation — No Obligation

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