



Short-Term Rental Ordinance

Legislative History



- ▶ SB 1350 (2016)- preempted local authority to regulate or restrict short-term rentals
- ▶ HB 2672 (2019)- gave cities and towns the ability to collect contact information from property owners and established civil penalty structure/reporting requirements
- ▶ SB1168 (2022)-was signed by the Governor on July 6, 2022 and went into effect on September 24, 2022. The law (A.R.S § 9-500.39) limits how cities can regulate short-term rentals.

Short-Term Rental Ordinance



- ▶ Requires:
 - ▶ Permitting or licensing regulation process
 - ▶ Compliance with City Codes and applicable laws
 - ▶ Emergency contact information of person responsible for responding to complaints and emergencies
 - ▶ Notification to neighboring properties
 - ▶ City license number displayed on advertisement

Short-Term Rental Ordinance



- ▶ Includes prohibited uses per statute:
 - ▶ Housing sex offenders
 - ▶ Sober living homes
 - ▶ Selling liquor or illegal drugs
 - ▶ Obscenity
 - ▶ Special events
 - ▶ Retail
- ▶ Grounds and process for denial and suspension of license and civil penalties

Short-Term Rental Application



- ▶ Application information:
 - ▶ Name, address, phone, email of owner and emergency contact
 - ▶ Address of short-term rental
 - ▶ TPT number
 - ▶ Agreement to comply with laws
- ▶ Grounds for denial:
 - ▶ Failure to provide application information or fee
 - ▶ Owner has a suspended license for that property
 - ▶ False information
 - ▶ Owner or designee was convicted sex offender or convicted of felony

Emergency Point of Contact



- ▶ Owner must disclose the emergency point of contact and must keep the information updated
- ▶ Included as part of notification to neighbors (adjacent to, directly & diagonally across the street for single family residential and those on the same floor of a multi-family residential building)
- ▶ Contact information must be posted in the short-term rental
- ▶ Emergency point of contact shall be available 24 hours per day, 7 days per week for the purpose of responding in a timely manner to any complaints

Suspension



- ▶ Three (3) verified violations within a rolling 12-month period; or
- ▶ One (1) verified violation resulting in:
 - ▶ A felony offense
 - ▶ A serious physical injury or wrongful death
 - ▶ Sexual offender or adult oriented business use
 - ▶ Short-term rental owner knowingly or intentionally allows a non-residential use

Penalties



- ▶ Against owner who violates:
 - ▶ \$500 first violation or an amount equal to one nights rent within 12-month period
 - ▶ \$1000 second violation or an amount equal to two nights rent within 12-month period
 - ▶ \$3500 for third violation or an amount equal to three nights rent within 12-month period
- ▶ Additional penalty against owner:
 - ▶ \$1000 per month for failure to apply for a permit
 - ▶ \$1000 per month for failure to provide contact information