Glendale
ARIZONA

# Short Term Rentals

Rick St. John, Deputy City Manager

# Short Term Rentals

We are seeking Council consensus on adopting an ordinance regulating short term rentals in accordance with State law, and an ordinance prohibiting Nuisance Parties and Unlawful Gatherings.

# Short Term Rentals

- Regulated under ARS 9-500.39
- Ordinance components
  - Contact Information Required
    - Owner information
    - Emergency contact information
    - Notice of change in contact information
  - Compliance with all federal, state and local laws, City adopted general, zoning Fire Marshall codes
  - Prohibited Uses
    - Any commercial use
    - Housing sex offenders or operating as a sober living home

# Short Term Rentals

Consensus?

# Nuisance Parties and Unlawful Gatherings

- Glendale City Code does not have an ordinance specific to nuisance parties and unlawful gatherings
- Enforcement officers rely on other codes and State laws for enforcement
  - Noise
  - Parking violations
  - Minor consumption
- State law 9-500.39 does allow cities to adopt and enforce nuisance codes as long as short-term rentals are treated just like any other rental or owner-occupied residence

# Nuisance Parties and Unlawful Gatherings

- Ordinance components
  - Definitions
    - Nuisance Party - an assembly of persons for a social activity or for a special occasion in a manner which constitutes a substantial disturbance of the quiet enjoyment of private or public property. This includes, but is not limited to, excessive noise or traffic, obstruction of public streets by crowds or vehicles, public drunkenness, the service of alcohol to minors, fights, disturbances of the peace and litter.
    - Unlawful Gathering – a nuisance party where minors are consuming alcohol or anyone is using illegal drugs

# Nuisance Parties and Unlawful Gatherings

- Police Service Fee Structure (civil only)
  - First offense = $500 fine
  - Second offense within 180 days of the first offense = $1,250 fine
  - Third or any subsequent offenses within 180 days of the second offense = $2,500 fine.
- Both the responsible person and the owner of a short-term rental can be fined
- The fee is deemed a joint and several debt to the City
- Appealable to a Hearing Officer

# Nuisance Parties and Unlawful Gatherings

- Unlawful for a responsible person to permit a nuisance party or unlawful gathering
  - First offense $750
  - Second or subsequent offense in a year $1500
- Unlawful for an owner to permit a nuisance party or unlawful gathering after notice
  - Owner is not responsible for the first offense
  - Once noticed of the first offense, the owner can be fined under the same fine structure as a responsible person

# Nuisance Parties and Unlawful Gatherings

Consensus?