

ORDINANCE NO. O22-34

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE GLENDALE CITY CODE, CHAPTER 29.1 (RESIDENTIAL RENTAL PROPERTY), ARTICLE III (ADMINISTRATION AND ENFORCEMENT), BY ADDING SECTION 29.1-50 (SHORT-TERM RENTALS) AND SETTING FORTH AN EFFECTIVE DATE.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That the Glendale City Code Chapter 29.1 (Residential Rental Property), Article III (Administration and Enforcement), is amended by adding Section 29.1-50 (Short Term Rentals) and shall read as follows:

CITY CODE CHAPTER 29.1

ARTICLE III – ADMINISTRATION AND ENFORCEMENT.

Sec. 29.1-50 – Short Term Rentals.

(a) Contact information required: information updates.

(1) The owner of a vacation rental or short-term rental shall provide the city with contact information for the owner or the owner’s designee who is responsible for responding to complaints in a timely manner in person, over the phone or by e-mail at any time of day before offering for rent or renting the vacation rental or short-term rental within the city.

(2) In addition to the information required above, the owner of a vacation rental or short-term rental shall provide to the city the name and contact information of a person designated as an emergency contact.

(3) The owner shall notify the city, in writing, of all changes in the contact information required by this section, not less than ten (10) days prior to the effective date of the change.

(4) The city manager or designee shall develop the necessary forms and/or database necessary to implement this section.

(b) Compliance with laws.

(1) A vacation rental or short-term rental must at all times comply with all federal, state, and local laws, rules and regulations related to public health, safety, sanitation, solid waste, hazardous waste, tax privilege licensing including advertising requirements, traffic control, pollution control, noise, property maintenance, and nuisance abatement.

(2) No person including an owner or operator shall operate a vacation rental or short-term rental in violation of this section.

(c) Non-residential usage by vacation rentals or short-term rentals prohibited.

(1) No vacation rental or short-term rental may be used for any non-residential use or purpose including but not limited to any of the following:

(a) Any commercial, industrial, manufacturing, or other non-residential purpose; or

(b) Operating a retail business, restaurant, event center, banquet center or similar use;
or

(c) Housing sex offenders; or

(d) Operating or maintaining a structured sober living home; or

(e) Selling liquor, controlled substances or pornography; or

(f) Operating any adult-oriented business including nude and topless dancing.

(2) No person including an owner or operator shall operate a vacation rental or short-term rental in violation of this section.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 10th day of May, 2022.

Mayor Jerry P. Weiers

ATTEST:

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

REVIEWED BY:

Kevin R. Phelps, City Manager