

A close-up photograph of green grass blades covered in small, clear dew drops. The background is a soft, out-of-focus green, creating a bokeh effect. The overall tone is fresh and natural.

Short-Term Rental Work Session

Julie Karins, City Manager

What is a short-term rental?



DEFINED IN A.R.S. 9-500.39

- ❖ Residential dwelling offered for rent for less than 29 consecutive days



Goodyear Impacts



GROWING NUMBERS IN OUR COMMUNITY

airbnb

Map area | Feb 4 - 6 | Add guests

Become a Host

Price ▾ | Type of place ▾ | Free cancellation | Pool | Hot tub | Wifi | Kitchen | Free parking | Washer | Dryer | Self check-in | Gym | Indoor fireplace | Dedicated workspace | Filters

85 stays in map area

1,438 people are looking for a place around Phoenix. They searched for the same dates as you over the last week.

Entire rental unit in Goodyear
Stay Gia | New Modern 2 Br Apartment | Swimming ...
5 guests · 2 bedrooms · 3 beds · 2 baths
Pool · Wifi · Kitchen · Free parking
 Rare find
★ 4.45 (186 reviews)
\$209 / night
\$591 total before taxes

SUPERHOST
Entire residential home in Litchfield Park
Pueblo in the Park - By Wigwam Resort, Stadiums
6 guests · 2 bedrooms · 3 beds · 2 baths
Wifi · Kitchen · Free parking
★ 4.96 (260 reviews)
\$293 / night
\$822 total before taxes

Entire residential home in Goodyear
Mid century bohemian west valley retreat
6 guests · 3 bedrooms · 3 beds · 2 baths
Pool · Wifi · Kitchen · Free parking

A map of the Goodyear area in Phoenix, Arizona, showing various neighborhoods and their average Airbnb rental prices. The map includes labels for Citrus Park, Verrado, Canyon Trails, Goodyear, Tolleson, Cashion, Liberty, and Maryvale Village. Price markers are displayed for several locations: \$127, \$293, \$531, \$70, \$569, \$101, \$54, \$469, \$45, \$209, \$28, \$459, \$265, \$80, \$55, \$158, \$77, \$78, and \$158. The Gila River is also visible on the map.

Concerns over STR



RESIDENT COMPLAINTS



**SLOW
DOWN**

**THIS IS A
NEIGHBORHOOD
NOT A
RACETRACK**

Legislative Actions



2016, 2019 AND INTO THE FUTURE

- **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

Staff Recommendation



LOCAL ORDINANCES

- Adopt Short-Term Rental Ordinance
 - Requires registration
 - Fines range between \$250 to \$1,000 for violations (registration, current contact information, timely response)
- Adopt New Language in Unruly Gathering Ordinance
 - Update language to include short-term rentals
 - Fines range between \$1,000 to \$2,500 for non-owners
 - Fines range between \$1,000 to \$2,500 for owners

Timeline for Implementation



PENDING COUNCIL APPROVAL

March 28th Action at Regular Council Meeting

March 29th Registration Goes Live

April - June Education Period

July 1st Enforcement Begins



Questions / Discussion

A.R.S. § 9-500.39



LIMITS ON REGULATION OF VACATION RENTALS AND STRS

- A. A city or town may not prohibit vacation rentals or short-term rentals.
- B. A city or town may not restrict the use of or regulate vacation rentals or short-term rentals based on their classification, use or occupancy except as provided in this section. A city or town may regulate vacation rentals or short-term rentals for the following purposes:
 - 1. Protecting the public's health and safety, including rules and regulations related to fire and building codes, health and sanitation, transportation or traffic control, solid or hazardous waste and pollution control, and designation of an emergency point of contact, if the city or town demonstrates that the rule or regulation is for the primary purpose of protecting the public's health and safety.
 - 2. Adopting and enforcing residential use and zoning ordinances, including ordinances related to noise, protection of welfare, property maintenance and other nuisance issues, if the ordinance is applied in the same manner as other property classified under sections 42-12003 and 42-12004.
 - 3. Limiting or prohibiting the use of a vacation rental or short-term rental for the purposes of housing sex offenders, operating or maintaining a sober living home, selling illegal drugs, liquor control or pornography, obscenity, nude or topless dancing and other adult-oriented businesses.
 - 4. Requiring the owner of a vacation rental or short-term rental to provide the city or town 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 email at any time of day before offering for rent or renting the vacation rental or short-term rental.
- C. Within thirty days after a verified violation, a city or town shall notify the department of revenue and the owner of the vacation rental or short-term rental of the verified violation of the city's or town's applicable laws, regulations or ordinances and, if the owner of the vacation rental or short-term rental received the verified violation, whether the city or town imposed a civil penalty on the owner of the vacation rental or short-term rental and the amount of the civil penalty, if assessed. If multiple verified violations arise out of the same response to an incident at a vacation rental or short-term rental, those verified violations are considered one verified violation for the purpose of assessing civil penalties pursuant to section 42-1125.02, subsection B.

A.R.S. § 9-500.39



CONTINUED

- D. If the owner of a vacation rental or short-term rental has provided contact information to a city or town pursuant to subsection B, paragraph 4 of this section and if the city or town issues a citation for a violation of the city's or town's applicable laws, regulations or ordinances or a state law that occurred on the owner's vacation rental or short-term rental property, the city or town shall make a reasonable attempt to notify the owner or the owner's designee of the citation within seven business days after the citation is issued using the contact information provided pursuant to subsection B, paragraph 4 of this section. If the owner of a vacation rental or short-term rental has not provided contact information pursuant to subsection B, paragraph 4 of this section, the city or town is not required to provide such notice.
- E. This section does not exempt an owner of a residential rental property, as defined in section 33-1901, from maintaining with the assessor of the county in which the property is located information required under title 33, chapter 17, article 1.
- F. A vacation rental or short-term rental may not be used for nonresidential uses, including for a special event that would otherwise require a permit or license pursuant to a city or town ordinance or a state law or rule or for a retail, restaurant, banquet space or other similar use.
- G. For the purposes of this section:
 1. "Transient" has the same meaning prescribed in section 42-5070.
 2. "Vacation rental" or "short-term rental" means any individually or collectively owned single-family or one-to-four-family house or dwelling unit or any unit or group of units in a condominium, cooperative or timeshare, that is also a transient public lodging establishment or owner-occupied residential home offered for transient use if the accommodations are not classified for property taxation under section 42-12001. Vacation rental and short-term rental do not include a unit that is used for any nonresidential use, including retail, restaurant, banquet space, event center or another similar use.
 3. "Verified violation" means a finding of guilt or civil responsibility for violating any state law or local ordinance relating to a purpose prescribed in subsection B or F of this section that has been finally adjudicated.