



TOWN OF WICKENBURG

Proposed Short-Term Rental Regulations

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Background

- Senate Bill 1168 Approved in Arizona
- Requires all short-term rentals (STRs) to acquire a permit
- Title 9-500.39: Cities/Towns cannot prohibit STRs, but can regulate
- Proposed code language in draft Ordinance vs Model Ordinance
- Council reviewed the model ordinance and proposed process in September during study session.

Options

- Ordinance aims to preserve neighborhood character and housing stock
- Ensure responsible operation of STR's in Town
- Balance tourism benefits with community livability

Key Regulatory Options

- STR permitting
- Compliance with zoning, safety & nuisance standards
- Owner/emergency contact disclosure
- Neighbor notification of STR use
- Prohibition of illegal/harmful uses
- Suspension of permits & civil penalties for misuse

Proposed Wickenburg Regulations

- Annual STR registration fee \$250 (separate resolution)
- Fines: starting at \$500 for non-compliance
- Licensing: valid TPT + local business licenses required
- Insurance coverage required on property
- Regulations regarding individuals with criminal history
- Owners maintain renter background records (1 year)

Estimated Local Impact

- Approx. 80 STR;s in Wickenburg
- Potential revenue: \$17,000 annually
- Web base registration
- Net positive revenue plus reduced staff workload

Software Benefits

- Property identification
- Emergency contact tracking
- Online registration & notifications
- Fee collection & compliance notices
- Compliant management
- Liability insurance verification

Department Roles

- Community Development- zoning and permit review, code compliance
- Finance – fee collection, licensing
- Police- enforcement, incident response

Next Steps

- Propose actual adoption on future Town Council agenda
- Allow 30 day cure period
- Cross-department collaboration for rollout
- STR regulations = balance of property rights & neighborhood protection
- Registration ensures accountability
- Generates revenue to support enforcement & oversight

Questions?