

# TOWN OF PARADISE VALLEY

## Short Term Rental Update



Town Council  
December 11, 2025



# TODAY'S AGENDA

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- Council has requested an update on the Town's handling of Short Term Rentals (STRs)



# BACKGROUND

**2016/2017:** The Arizona State Legislature passed a law (A.R.S. §9-500.39) that preempted local governments from regulating STRs unless it was for public health and safety reasons.

**Prior to 2022:** The town's leaders viewed the increasing prevalence of STRs, including disruptive ones, as a threat to their neighborhoods and sought to enact stronger regulations.

**January 2022:** The Town Council adopted a new ordinance (Ordinance 2022-03) that attempted to regulate STRs more strictly.

**March 2022:** The Arizona Attorney General investigated the ordinance, finding that some provisions violated state law, specifically those that limited "social gatherings" and imposed fines on online marketplaces like Airbnb.

**2022 Amendments:** Following the AG's findings, Paradise Valley amended its ordinance to comply with state law.

**November 2022:** The new, revised short-term rental ordinance went into effect.



# STR RULES

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**Licensing:** STRs must register for a license, which costs \$250.

**Violations:** The Town can deny or suspend licenses for up to a year for code violations.

**Penalties:** Fines can be levied against property owners for violations.

**Background Checks:** Both property owners and guests must undergo background checks.

**Special Event Permits:** These permits are not granted to an STR unless the owner applies and is present for the duration of the event.



# STR UPDATE

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- STR licenses down to 99 after a high point of 146
- Complaints are few but are addressed immediately by CD staff or PD outside of business hours
- Regular contact with owners and managers
  - Yearly reminders went out in November



Questions or Comments?

