

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Mayor Bien-Willner and Town Council Members

FROM: Jill Keimach, Town Manager
Andrew J. McGuire, Town Attorney

DATE: November 18, 2021

DEPARTMENT: Town Attorney's Office
Andrew McGuire, 602-257-7664

AGENDA TITLE:

Discussion of Amendments to the Paradise Valley Town Code Regarding Nuisances, Unruly Gatherings, Non-Compliant Short-Term Rentals, and the Peace, Health, Safety, and Welfare of the General Public.

SUMMARY STATEMENT:

A.R.S. § 9-500.39 continues to severely limit Arizona municipalities' authority to regulate short-term rentals (STRs). However, within the statutory constraints, there are certain limited enforcement methods available. Accordingly, staff and the legal team have worked together on several proposed Code amendments focused on addressing nuisances, unruly gatherings, non-compliant STRs, and the peace, health, safety, and welfare of the general public. Among other things, the proposed Code amendment:

- Expands the definition of "special events" to capture problem activities.
- Requires certain disclosure in online advertisements, such as in-person check-in requirements, and that renters may also be sanctioned for violating the Code.
- Requires heightened health & safety compliance.
- Expands existing noise regulations to capture nuisance issues.
- Requires owner's in-person complaint response within one hour when police on property.
- Makes emergency contact numbers publicly available.

ATTACHMENTS:

- A. Staff Report
- B. Presentation
- C. Proposed Code Amendments