

TOWN OF PARADISE VALLEY

Quality of Life
Short Term Vacation Rentals
September 22, 2016
Vice Mayor Sherf



Short Term Rentals

- Study Session Agenda
 - Purpose
 - History
 - Party House Protocol
 - Regulating within the Limits



Short Term Rental

- Purpose

To update Mayor and Council on activities to manage the negative quality of life impacts short term rentals present.



Short Term Rentals

- History
 - Identified as a QOL Threat in 2015
 - Noise
 - Land Use
 - Property Value
 - Resort Equity



Short Term Rentals

- Council Leadership
 - Councilmembers Bien Willner and Stanton have participated in discussions addressing this situation
- Explored
 - Prohibition
 - Compliance
 - Discouragement



Short Term Rentals

- Prohibition
 - Minimum 30 day rentals common practice
 - Sedona, Scottsdale
 - SB1350 Introduced by Airbnb Lobby
 - Pre-empted Towns from regulating and taxing initially
 - Town lobbied to prohibit event/commercial uses
 - League & Resort industry lobbied for taxation
 - Passed



Short Term Rental

- Compliance
 - Business License
 - Sales Tax License
 - No Events
 - Parking on Property
 - Compliance with Noise & Trash Ordinances



Short Term Rental

- Compliance – (Decided Against)
 - Commercial Fire Code
 - Sprinklers, capacities, alarms, emergency exits
 - Americans with Disabilities Act
 - Accessible pool, spa, entrance, hallway



Short Term Rental

- Discouragement
 - Insurance – property and liability
 - Landlord-Tenant Act
 - Overstays, contract law
 - Criminal Acts
 - Theft, drug use, domestic violence, sexual assault
 - Septic Tank Capacity
 - HOA Rules



Short Term Rental

- Party House Protocol
 - Police Department – First Responder
 - Code Enforcement Officer
 - Prosecution



Short Term Rental

- Regulating Within the Limits
 - To regulate must know where they are
 - Town Reporter
 - Web Sites
 - Host Compliance





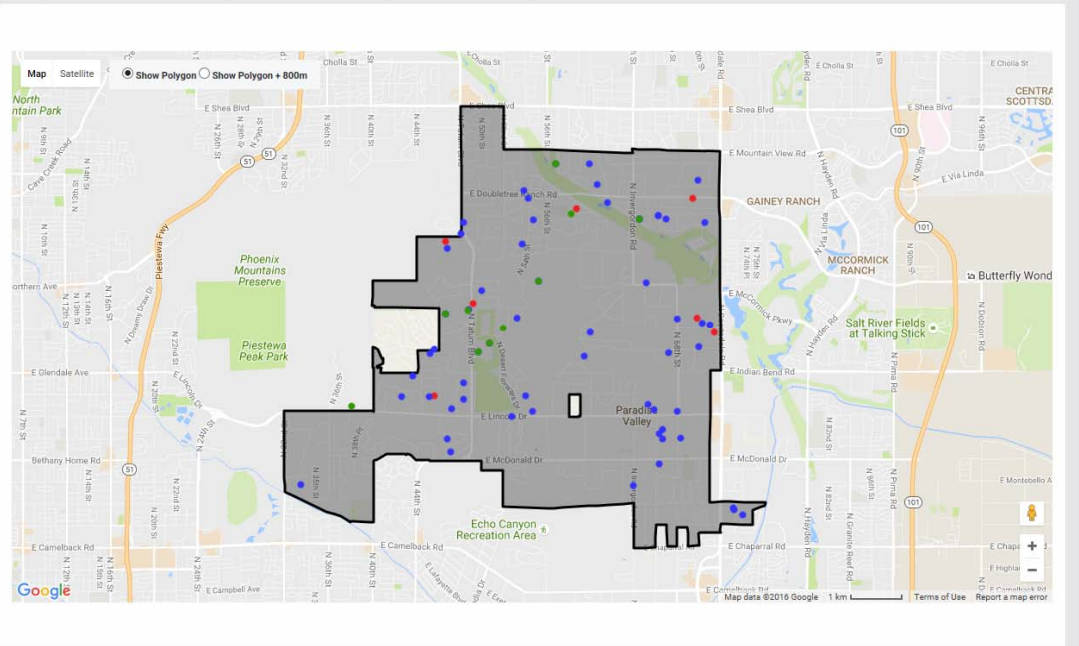
96
STR Properties in or near Jurisdiction

29
STR Listings in or near Jurisdiction Added Last Month

100.0%
STR Properties in or near Jurisdiction successfully identified

Listings Funnel

- Total Listings in or near Jurisdiction (122)
- STR Listings in or near Jurisdiction (115)
- Unique STR Properties in or near Jurisdiction (96)



Short Term Rentals

- Regulating Within the Limits
 - Mailings
 - Licenses
 - Codes
 - Concerns



Short Term Rentals

- Next Step
 - Goal to have 90% licensed before the end of the year.
 - Begin monitoring sales tax revenue first of the calendar year.
 - Eliminate rental party houses.



Questions?





