



Paradise Valley Town Council

Proposed Code Changes

September 22, 2022

Overview of Changes in Town Authority

A City or Town may now:

- Annually issue STR Permits
- **Suspend** STR permits for up to a year;
 - 3 verified violations for 'serious health and safety violations at STR'
 - 1 verified violation for owner knowingly renting for non-residential use or committing felony
 - Immediate judicial relief if attempted or completed physical injury or death at STR
- Penalties up to \$3,500 or three nights rent;
- Background checks for guests and hosts of STR

Modifications Since Study Session

Administrative Appeals Processes:

- Denial & Revocation
 - Limited to “check-the-box” items of application; incorrect or false information
 - Appeals handled via Article 4 process; Town staff and Town Manager
- Suspension – tied to Statutory process (verified violations)
 - Suspension determined by Hearing Officer (min. 3; max. 12 months)
 - Town Manager designates Hearing Officer (Town judicial officer or other person outside Town staff)

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Policy Direction Requested

Notification Process:

- Applicant required to “deliver” written notice to neighbors
- Neighbor has expressed concerns about:
 - Neighbor information provided to applicant
 - Town will not provide
 - No need to personally address; “dear neighbor” is sufficient
 - Applicant hand delivery
 - Concerns about prior contact with STR occupants
- Require notification?

Questions?