

# **TOWN** *Of* **PARADISE VALLEY**



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## **STAFF REPORT**

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**TO:** Mayor Bien-Willner and Town Council Members

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

**DATE:** September 23, 2021

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

**AGENDA TITLE:**

Discussion on November 2021 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 and prevent non-authorized on-street parking.
- 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.
- Requires owner's in-person complaint response within one hour when police on property.
- Fines owners and hosting platform booking in violation of the Code.
- Provides civil and criminal penalties, including guest fines.
- Requires owners to consent to hosting platforms sharing data with the Town.
- Paves the way for the Town to start mapping STR sites by leveraging owner- and community-provided data to locate rental properties.
- Makes emergency contact numbers publicly available.

**BUDGETARY IMPACT:**

N/A

**ATTACHMENTS:**

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