



Short Term Rentals (STRs)

Oct. 18, 2023

Town Council



History



- (2018) A.R.S. 9-500.39
- Limits on regulation of Vacation Rentals/STRs)
- Municipalities cannot prohibit STRs

- (2022) Senate Bill 1168
- Framework for regulating STRs

Dec. 21, 2022

- Town approved STR Ordinance (Ord. No. 805-22) Dec. 21, 2022
- Required STRs to obtain a Business License
- Town STR Ordinance focused on acknowledgement of rules and contact info



Ordinance 805-22



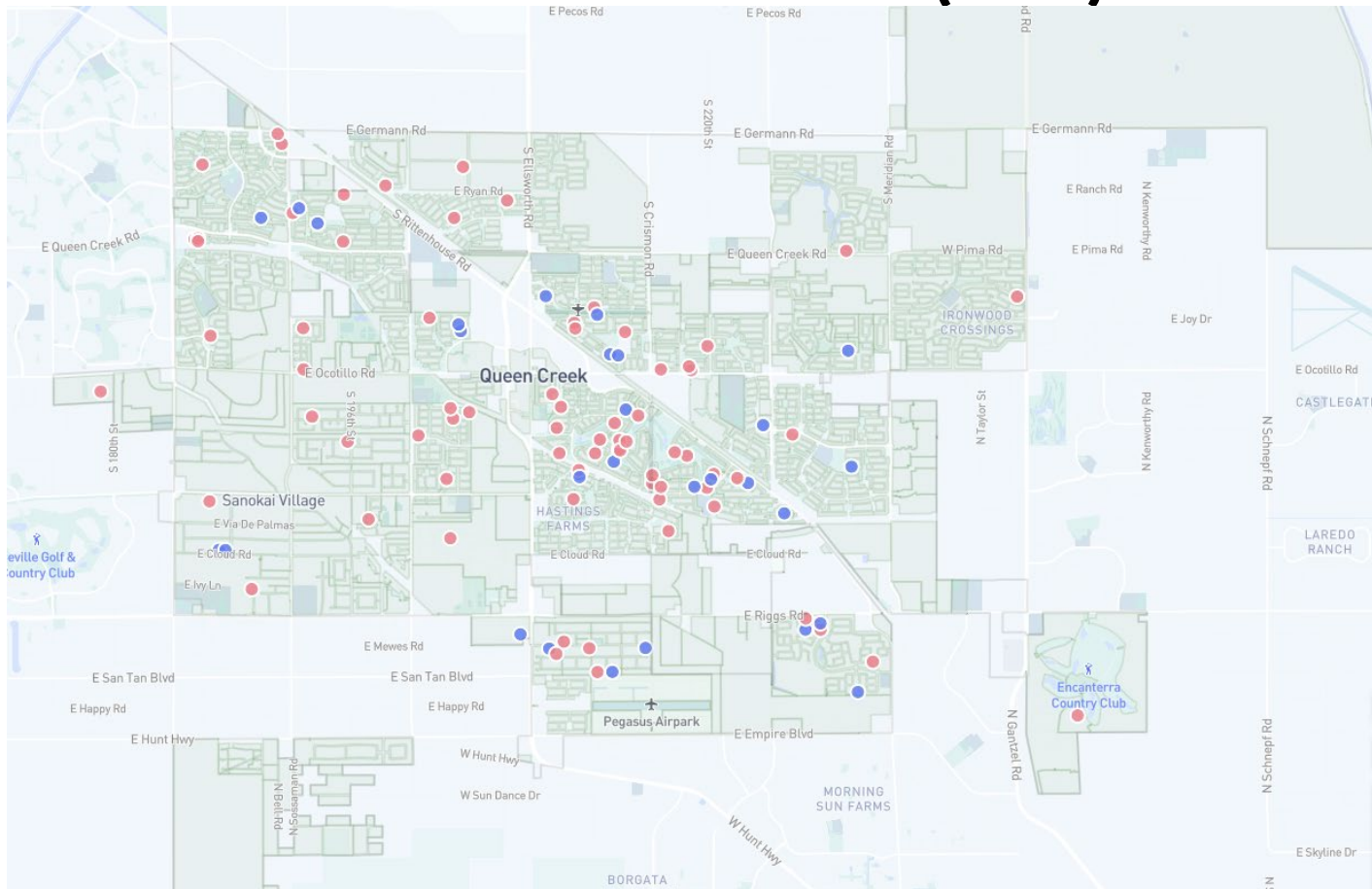
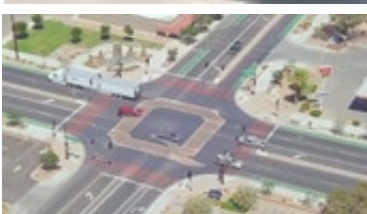
- License requirements including contact information for the owner of the rental, designee (if applicable) and emergency point of contact, proof of valid transaction privilege tax license, acknowledgement by the owner of agreement to abide by all applicable laws and is not a registered sex offender, been convicted of any felony act that resulted in death or serious physical injury, or been convicted of any felony use of a deadly weapon within the last 5 years, evidence of the rental being registered with the County, and proof of lawful presence in the United States.
- Emergency contact requirements, where emergency contacts shall be required to respond to complaints and emergencies in person, by phone, or by email within 60 minutes when requested by a police officer and within 24 hours for all other non-emergency requests.
- License denial parameters and terms
- Prohibited uses
- License suspensions
- Penalties
- Appeals process
- Definitions

What does the STR program do?

- Provides Emergency Contact Info. for Police or Code Enforcement issue(s)
- Provides mechanism for STR operations to be suspended
- Vendor identifies addresses and contact info. of STRs (\$3,500 annually)



STRs in Queen Creek (104)



45 Registered STRs



Town of Queen Creek
 Town Clerk's Office
 22358 S. Ellsworth Rd.
 Queen Creek, AZ 85142

July 5, 2023

[REDACTED]
 QUEEN CREEK AZ 85142

Subject: Short-Term Rental Requirements – 2nd Notice

Dear [REDACTED]

Our records indicate you have not registered and obtained a license for your short-term rental property in accordance with Town of Queen Creek Ordinance 805-22. The ordinance requires owners to apply for a license or cease operations within 30 days of the application being made available by the Town (May 1, 2023). Information regarding the license being available was mailed on May 6, 2023.

You have been identified as a possible short-term rental owner or operator for the following property(s).

[REDACTED] QUEEN CREEK AZ 85142

To receive a license and operate a short-term rental within the Town of Queen Creek, apply for your short-term rental business license at: www.QueenCreekAZ.gov/ShortTermRentals

The fee for a new license is \$60; the renewal is \$40 annually. Licenses run from Jan. 1 through Dec. 31. The application and fee are per property.

For questions on the license or license application process, please contact Joy Maglione, Deputy Town Clerk, at 480-358-3211 or joy.maglione@queencreekaz.gov.

For other questions related to short-term rentals in the Town of Queen Creek, please contact Lisa Buczek at 480-358-3021 or lisa.buczek@queencreekaz.gov.

Sincerely,

Joy Maglione
 Deputy Town Clerk

Mentalcopia - Tue Jun 20 23:21:37 2023 - <https://www.airbnb.com/rooms/16600181>

Private Guest Casita
 4.9 (100 reviews) • Queen Creek, Arizona, United States

Enjoy a quiet and beautiful stay in this private guest casita with a private entrance, a full kitchen, and a living area. The listing is for a private guest casita with a private entrance, a full kitchen, and a living area.

Where you'll sleep

1 Bed
 1 Queen Bed
 1 King Bed

What this place offers

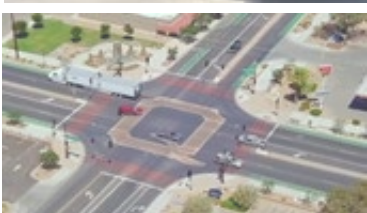
- Wifi
- Private entrance
- Full kitchen
- Living area
- Private parking
- Washer/dryer
- Stainless steel appliances
- High ceilings
- Hardwood floors
- Central air conditioning
- Smart TV
- Security cameras on property

Select check-in date

Check-in	Check-out	Price
Jun 21	Jun 22	\$120
Jun 22	Jun 23	\$120
Jun 23	Jun 24	\$120
Jun 24	Jun 25	\$120
Jun 25	Jun 26	\$120
Jun 26	Jun 27	\$120
Jun 27	Jun 28	\$120
Jun 28	Jun 29	\$120
Jun 29	Jun 30	\$120
Jun 30	Jul 1	\$120
Jul 1	Jul 2	\$120
Jul 2	Jul 3	\$120
Jul 3	Jul 4	\$120
Jul 4	Jul 5	\$120
Jul 5	Jul 6	\$120
Jul 6	Jul 7	\$120
Jul 7	Jul 8	\$120
Jul 8	Jul 9	\$120
Jul 9	Jul 10	\$120
Jul 10	Jul 11	\$120
Jul 11	Jul 12	\$120
Jul 12	Jul 13	\$120
Jul 13	Jul 14	\$120
Jul 14	Jul 15	\$120
Jul 15	Jul 16	\$120
Jul 16	Jul 17	\$120
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Jul 22	Jul 23	\$120
Jul 23	Jul 24	\$120
Jul 24	Jul 25	\$120
Jul 25	Jul 26	\$120
Jul 26	Jul 27	\$120
Jul 27	Jul 28	\$120
Jul 28	Jul 29	\$120
Jul 29	Jul 30	\$120
Jul 30	Jul 31	\$120



City	STR Ordinance	License Required	Cost	Proactive Outreach
Queen Creek	Yes	Yes	\$60	Yes
AJ	No	No	N/A	N/A
Avondale	No	No	N/A	N/A
Buckeye	No	No	N/A	N/A
Carefree	Yes	Yes	\$250	Yes
Cave Creek	Yes	Yes	\$250	No
Chandler	Yes	Yes	\$250	Yes
Flagstaff	Yes	Yes	\$175	Yes
Gilbert	Yes	Yes	\$100	Yes
Glendale	Yes	Yes	\$100	Yes
Goodyear	Yes	Yes	\$250	Yes
Mesa	Yes	Yes	\$250	No
Paradise Valley	Yes	Yes	\$250	Yes
Peoria	Yes	Yes	\$0	No
Phoenix	Yes	Yes	\$250	No
Scottsdale	Yes	Yes	\$250	Yes
Sedona	Yes	Yes	\$200	Yes
Surprise	Yes	Yes	\$250	Yes
Tempe	Yes	Yes	\$250	Yes
Tucson	No	No	N/A	N/A



Discussion

When can a STR License be suspended?

8-6-6 License Suspensions

A. *License suspensions*. The Town may initiate an administrative process to suspend a vacation rental license for a period of up to 12 months for any of the following :

1. 3 verified violations of this Article within a 1) month period, not including any such violation based on an aesthetic, solid waste disposal or vehicle parking violation that is not also a serious threat to public health and safety .
2. One verified violation that results in or constitutes any of the following :
 - a. A felony offense committed at or in the vicinity of a vacation rental by the owner of the vacation rental or by the owner's designee ;
 - b. A serious physical injury or wrongful death at or related to a vacation rental resulting from the knowing, intentional or reckless conduct of the owner of the vacation rental or the owner's designee ;
 - c. The owner of the vacation rental or the owner's designee knowingly or intentionally allowing offenses related to adult-oriented businesses, sexual offenses, or prostitution, or operating or maintaining a sober living home ; or
 - d. The owner of the vacation rental or the owner's designee knowingly or intentionally allowing the use of a vacation rental for a special event that would otherwise require a license or license pursuant to Town code or a state law or rule or for a retail, restaurant, banquet space or other similar use.

B. *Appeals*. A decision to suspend a license may be appealed by the owner as set forth in Section 8-6-8.





8-6-5 Compliance With The Law; Prohibited Uses

1. A vacation rental shall comply with the federal, state, and local laws including laws relating to public health and safety, sanitation, solid waste, hazardous waste, tax privilege licensing, property tax registration, traffic control, pollution control, noise, property maintenance, and nuisance abatement.
2. No person or entity shall operate a vacation rental in violation of this Article or other law. In addition, the use of a vacation rental property for any of the following uses or purposes is strictly prohibited :
 1. Any nonresidential use;
 2. Holding a special event that requires a license or license pursuant to a city or town ordinance or state law or rule ;
 3. Operating a retail business, restaurant, event center, banquet hall or similar use;
 4. Operating or maintaining a sober living home ;
 5. Selling liquor, illegal drugs, or pornography ;
 6. Operating a nude or topless dancing ;
 7. Obscenity ;
 8. Adult -oriented business ; or
 9. Any other use prohibited by A.R.S. § 9-500.39 or the Town code.
3. A vacation rental lacking a valid transaction privilege tax license issued by the State of Arizona shall not be rented or offered for rent .
4. No person or entity may receive payment or accept a fee, directly or indirectly, for facilitating the rental of a vacation rental operating in violation of this Code or other law.



8-6-7 Penalties

- A. The remedies in this Article are cumulative and the Town may proceed under one or more such remedies .
- B. In addition to any other penalty pursuant to the Town Code, and notwithstanding any other law, the Town may impose a civil penalty of the following amounts against an owner if the owner causes, allows, facilitates, aides, or abets a verified violation of any provision of this Article or fails to perform any act or duty required by this Article, related to the same vacation rental property within the same twelve-month period :
1. Up to \$500 or up to an amount equal to one night's rent for the vacation rental as advertised, whichever is greater, for the first violation .
 2. Up to \$1,000 or up to an amount equal to two nights' rent for the vacation rental as advertised, whichever is greater, for the second violation .
 3. Up to \$3,500 or up to an amount equal to three nights' rent for the vacation rental as advertised, whichever is greater, for a third and any subsequent violation .
- If multiple violations arise out of the same response to an incident at a vacation rental, those violations are considered one violation for the purpose of assessing civil penalties .
- C. In addition to any other penalty pursuant to the Town Code, any person who violates or causes, allows, facilitates, aides, or abets any violation of this Article shall be guilty of a civil offense .
- D. The failure of any designee to comply with this Article shall not relieve the owner of liability under this Article .



9-2-13 Short-Term Rentals

It is unlawful for any person to operate a short-term rental within the Town without first obtaining the appropriate license issued by the Town under Article 8-6 of the Town Code or to violate any Section under Article 8-6 of the Town Code. Violation of this Section is a Civil Offense .