ORDINANCE NO. 4416

AN ORDINANCE OF THE COUNCIL OF THE CITY OF
SCOTTSDALE, AMENDING ARTICLE I, SECTION 18-2
AND ADDING ARTICLE IX, SECTIONS 18-150
THROUGH 18-152 CONCERNING VACATION RENTALS
TO CHAPTER 18 OF THE SCOTTSDALE REVISED
CODE

BE IT ORDAINED by the Council of the City of Scottsdale as follows:

Section 1. Chapter 18, Article I, Section 18-2 of the Scottsdale Revised Code is amended and renumbered to conform by adding a new definition as follows:

"Vacation rental" or "short-term rental" means any individually or collectively owned single-family or one-to-four-family house or dwelling unit or any unit or group of units in a condominium, cooperative or timeshare, that is also a transient public lodging establishment or owner-occupied residential home offered for transient use. Vacation rental and short-term rental do not include a unit that is used for any nonresidential use, including retail, restaurant, banquet space, event center or another similar use.

Section 2. Chapter 18 of the Scottsdale Revised Code is amended by adding Article IX, Section 18-150 through 18-152 as follows:

ARTICLE IX. – VACATION RENTALS.

Sec. 18-150. Contact information required; information updates.

(a) The owner of a vacation rental or short-term rental shall provide the city with contact information for the owner or the owner's designee who is responsible for responding to complaints in a timely manner in person, over the phone or by e-mail at any time of day before offering for rent or renting the vacation rental or short-term rental within the city.

(b) In addition to the information required above, the owner of a vacation rental or short-term rental shall provide to the city the name and contact information of a person designated as an emergency contact.

(c) The owner shall notify the city, in writing, of all changes in the contact information required by this section, not less than ten (10) days prior to the effective date of the change.

(d) The city manager or designee shall develop the necessary forms and/or database necessary to implement this section.

Sec. 18-151. Compliance with laws.

(a) A vacation rental or short-term rental must at all times comply with all federal, state, and local laws, rules and regulations related to public health, safety, sanitation, solid waste,
hazardous waste, tax privilege licensing including advertising requirements, traffic control, pollution control, noise, property maintenance, and nuisance abatement.

(b) No person including an owner or operator shall operate a vacation rental or short-term rental in violation of this section.

Sec. 18-152. Non-residential usage by vacation rentals or short-term rentals prohibited.

(a) No vacation rental or short-term rental may be used for any non-residential use or purpose including but not limited to any of the following:

1. Any commercial, industrial, manufacturing, or other non-residential purpose; or
2. Operating a retail business, restaurant, event center, banquet center or similar use; or
3. Housing sex offenders; or
4. Operating or maintaining a structured sober living home; or
5. Selling liquor, controlled substances or pornography; or
6. Operating any adult-oriented business including nude and topless dancing.

(b) No person including an owner or operator shall operate a vacation rental or short-term rental in violation of this section.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 24th day of September 2019.

ATTEST:

Carolyn Jagger
City Clerk

CITY OF SCOTTSDALE, an
Arizona municipal corporation

W. J. “Jim” Lane
Mayor

APPROVED AS TO FORM:

Joe Padilla, Acting City Attorney
By: Luis E. Santaella
Senior Assistant City Attorney