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Short-term owner responsibilities during hot weather

As temperatures soar during Scottsdale's summer months, short-term rental owners play a vital role in keeping guests safe and comfortable.

- **Noise and nuisance ordinances:** Because guests are more likely to stay indoors during extreme heat, it's crucial to continue following noise and nuisance ordinances to prevent disturbances in the neighborhood. All emergency contact information—including that of the property manager—should be posted clearly, and the short-term rental must be properly registered with the city.
- **Monsoon prep:** Short-term rental owners in Scottsdale have important responsibilities when it comes to preparing their properties for monsoon season, which typically runs from mid-June through September. Monsoons can bring heavy rain, high winds, lightning, dust storms, and flash flooding—so proactive preparation is essential for guest safety and property protection.

Owners should make sure:

- Outdoor furniture, umbrellas, and loose items are secured or stored, as strong winds can turn these into dangerous projectiles.
- Landscaping is maintained to prevent overgrown trees or branches from causing damage.
- Drainage systems are clear to prevent water buildup, and pool areas are checked for overflow risks.

STR owners should also provide guests with clear instructions on what to do during a monsoon storm, including staying indoors, avoiding flooded roadways, and unplugging sensitive electronics. Emergency contact numbers, flashlight access, and information on local weather alerts should be readily available.

Pool barrier requirements

In an effort to prevent drownings, Scottsdale has implemented barrier requirements for short-term rental properties that include a pool, hot tub or spa. These properties must have a primary 60" perimeter fence, unable to be easily climbed, that prevents public access (ex. a block wall that surrounds the backyard). Perimeter gates must be self-

closing, self-latching with the latch placed at least 54” in height. Vehicle gates must be locked.

Additionally, the property must have a secondary barrier that restricts access to the pool itself. This could be either a separate pool fence or alarm system on doors and windows leading to the pool area. See the two secondary barrier options below.

Learn more at [ScottsdaleAZ.gov](https://www.scottsdaleaz.gov) and search “[short-term rental pool barriers.](#)”

City Spotlight: ADU Statue Revisions

Vacant between guests? Here are tips to prevent crime and property damage

When your Scottsdale short-term rental sits empty between bookings, it can become a target for vandalism, break-ins, or maintenance issues going unnoticed. Follow these best practices to keep your property—and your peace of mind—secure:

- **Secure all access points:** Double-check that doors and windows are locked and dead-bolted.
- **Activate smart monitoring:** Install motion-activated exterior lights around entrances and pathways.
- **Maintain curb appeal and visibility:** Keep landscaping trimmed and pathways clear so nothing shields the home from view.
- **Partner with trusted neighbors and services:** Enroll in Scottsdale’s Neighborhood Watch or ask a nearby homeowner to periodically check on the house.
- **Use professional lockbox and key management:** Swap out physical keys for a coded lockbox or smart-lock system with unique, time-limited codes.

By implementing these simple, but effective strategies, you’ll deter would-be intruders, prevent property damage, and ensure your Scottsdale rental is guest-ready from the moment your next reservation arrives.

Keep emergency contact information handy

Emergencies can happen anytime—make sure you and your guests are prepared. Keeping essential contact information visible and accessible helps ensure quick responses when issues arise. It’s also smart to store digital copies of your inspection checklist so you can track and resolve concerns fast.

Resources

- [Update a Scottsdale short-term/vacation rental license](#)
- [Update a Neighborhood Notification & Liability Insurance Compliance Attestation](#)
- [Scottsdale's Short Term Resource Center map](#)
- [A Good Neighbor Guide for Scottsdale Visitors](#) (PDF)
- [A Good Neighbor Guide for Owners and Managers of Short-Term Properties in Scottsdale](#) (PDF)
- [Hiker Safety Card](#) (PDF)