

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE CODE OF THE CITY OF
PHOENIX, ARIZONA, CHAPTER 10, ARTICLE XVI -- SHORT-
TERM VACATION RENTAL.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX:

SECTION 1: That Chapter 10, Article XVI -- Short-Term Vacation Rental is
amended to read as follows:

Sec. 10-197. Short-term rental permit applications; content

- A. Each applicant for a short-term rental permit shall submit, as applicable, the following:
1. The physical address of the residential property proposed to be used as a short-term rental.
 2. The name, address, telephone number, and email address of the owner for which the short-term rental registration certificate is to be issued.
 3. The name, address, telephone number, and email address of the owner's designee.
 4. The name, address, 24-hour telephone number, and email address of the individual who will serve as the emergency point of contact.
 5. Proof of valid transaction privilege tax license.
 6. Evidence of liability insurance appropriate to cover the short-term rental in the aggregate of at least \$500,000.00 or evidence that each short-term rental

transaction will be provided through a platform that provides equal or greater primary liability insurance coverage for the short-term rental.

7. Evidence that the short-term rental is registered with the Maricopa County Assessor's Office in accordance with Section 33-1902, Arizona Revised Statutes.

8. A signed agreement to comply with all applicable laws, regulations, and ordinances, including paying all fees and fines imposed by the City.

9. If the applicant is an individual, proof of lawful presence in the United States.

10. A written description or map showing the locations of the smoke detector, carbon monoxide detector, fire extinguisher, and other required safety equipment.

11. IF THE APPLICATION IS FOR OPERATION OF A SHORT-TERM RENTAL IN AN ACCESSORY DWELLING UNIT (ADU) ON A PROPERTY WHERE MORE THAN ONE ADU EXISTS, A SIGNED ATTESTATION THAT THE PROPERTY OWNER WILL RESIDE ON THE PROPERTY WHEN MORE THAN ONE ADU IS BEING OPERATED AS A SHORT-TERM RENTAL.

~~11-12.~~ Any other information as the Planning and Development Department may require to verify information provided by the applicant.

B. ~~A~~ SEPARATE application must be filed for each DWELLING UNIT ON A single-family property, each dwelling unit in a one-to-four family house, and each individual unit in a multi-family property such as a condominium or cooperative.

Sec. 10-204. Short-term rental; prohibited uses.

A. Renting, or offering for rent, a short-term rental for the following uses is prohibited:

1. A nonresidential use;
2. Holding a special event that requires a permit or license pursuant to a City or Town ordinance or State law or rule;
3. Operating a retail business, restaurant, banquet hall, or similar use;
4. Knowingly housing registered sex offenders, or allowing registered sex offenders to occupy the short-term rental;
5. Operating or maintaining a sober living home;
6. Selling liquor, illegal drugs, or pornography;
7. Operating nude or topless dancing;

- 8. Obscenity;
 - 9. Adult-oriented business;
 - 10. An event center; OR
 - ~~11. Use or occupying any portion of an accessory dwelling unit; or~~
 - ~~12-11.~~ Any other use prohibited by Section 9-500.39, Arizona Revised Statutes.
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SECTION 2: This Ordinance shall become effective on January 1, 2025.

PASSED by the Council of the City of Phoenix this 13th day of November,
2024.

MAYOR

Date

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: _____

REVIEWED BY:

Jeffrey Barton, City Manager