

House Engrossed

~~vacation rentals; short-term rentals; occupancy~~
(now: short-term rentals; vacation rentals; occupancy)

State of Arizona
House of Representatives
Fifty-seventh Legislature
Second Regular Session
2026

HOUSE BILL 2429

AN ACT

AMENDING SECTIONS 9-500.39 AND 11-269.17, ARIZONA REVISED STATUTES;
RELATING TO VACATION RENTALS AND SHORT-TERM RENTALS.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Section 9-500.39, Arizona Revised Statutes, is amended
3 to read:

4 9-500.39. Limits on regulation of vacation rentals and
5 short-term rentals; state preemption; civil
6 penalties; transaction privilege tax license
7 suspension; definitions

8 A. A city or town may not prohibit vacation rentals or short-term
9 rentals.

10 B. A city or town may not restrict the use of or regulate vacation
11 rentals or short-term rentals based on their classification, use or
12 occupancy except as provided in this section. A city or town may regulate
13 vacation rentals or short-term rentals as follows:

14 1. To protect the public's health and safety, including rules and
15 regulations related to fire and building codes, health and sanitation,
16 transportation or traffic control and solid or hazardous waste and
17 pollution control, if the city or town demonstrates that the rule or
18 regulation is for the primary purpose of protecting the public's health
19 and safety.

20 2. To adopt and enforce use and zoning ordinances, including
21 ordinances related to noise, protection of welfare, property maintenance
22 and other nuisance issues, if the ordinance is applied in the same manner
23 as other property classified under sections 42-12003 and 42-12004.

24 3. To limit or prohibit the use of a vacation rental or short-term
25 rental for the purposes of housing sex offenders, operating or maintaining
26 a sober living home, selling illegal drugs, liquor control or pornography,
27 obscenity, nude or topless dancing and other adult-oriented businesses.

28 4. To require the owner of a vacation rental or short-term rental
29 to provide the city or town with emergency contact information for the
30 owner or the owner's designee who is responsible for responding to
31 complaints or emergencies in a timely manner in person if required by
32 public safety personnel, over the phone or by email at any time of day
33 before offering for rent or renting the vacation rental or short-term
34 rental. In addition to any other penalty imposed pursuant to this
35 section, the city or town may impose a civil penalty of up to \$1,000
36 against the owner for every thirty days the owner fails to provide contact
37 information as prescribed by this paragraph. The city or town shall
38 provide thirty days' notice to the owner before imposing the initial civil
39 penalty.

40 5. To require the owner of a vacation rental or short-term rental
41 to obtain and maintain a local regulatory permit or license. As a
42 condition of issuance of a permit or license, the application for the
43 permit or license may require an applicant to provide only the following:

44 (a) The name, address, telephone number and email address for the
45 owner or owner's agent.

1 (b) The address of the vacation rental or short-term rental.

2 (c) Proof of compliance with section 42-5005.

3 (d) Contact information required pursuant to paragraph 4 of this
4 subsection.

5 (e) Acknowledgment of an agreement to comply with all applicable
6 laws, regulations and ordinances.

7 (f) A fee not to exceed the actual cost of issuing the permit or
8 license or \$250, whichever is less.

9 6. To require, before offering a vacation rental or short-term
10 rental for rent for the first time, the owner or the owner's designee of a
11 vacation rental or short-term rental to notify all single-family
12 residential properties adjacent to and directly and diagonally across the
13 street from the vacation rental or short-term rental. Notice shall be
14 deemed sufficient in a multifamily residential building if given to
15 residents on the same building floor. A city or town may require
16 additional notification pursuant to this paragraph if the contact
17 information previously provided changes. Notification provided in
18 compliance with this paragraph shall include the permit or license number
19 if required by the city or town, the address of the vacation rental or
20 short-term rental and the information required pursuant to paragraph 4 of
21 this subsection. The owner or the owner's designee shall demonstrate
22 compliance with this paragraph by providing the city or town with an
23 attestation of notification compliance that consists of the following
24 information:

25 (a) The permit or license number of the vacation rental or
26 short-term rental, if required by the city or town.

27 (b) The address of each property notified.

28 (c) A description of the manner in which the owner or owner's
29 designee chose to provide notification to each property subject to
30 notification.

31 (d) The name and contact information of the person attesting to
32 compliance with this paragraph.

33 7. To require the owner or owner's designee of a vacation rental or
34 short-term rental to display the local regulatory permit number or license
35 number, if any, on each advertisement for a vacation rental or short-term
36 rental that the owner or owner's designee maintains. A city or town that
37 does not require a local regulatory permit or license may require the
38 owner or owner's designee of a vacation rental or short-term rental to
39 display the transaction privilege tax license number required by section
40 42-5042 on each advertisement for a vacation rental or short-term rental
41 that the owner or owner's designee maintains.

42 8. To require the vacation rental or short-term rental to maintain
43 liability insurance appropriate to cover the vacation rental or short-term
44 rental in the aggregate of at least \$500,000 or to advertise and offer

1 each vacation rental or short-term rental through an online lodging
2 marketplace that provides equal or greater coverage.

3 9. To require the owner of a vacation rental or short-term rental
4 to reside on the property if the property contains an accessory dwelling
5 unit and if a certificate of occupancy, certificate of completion or
6 similar final approval for the accessory dwelling unit was issued by the
7 municipality on or after September 14, 2024. This paragraph does not
8 apply to an owner of a vacation rental or short-term rental if the
9 property contains an accessory dwelling unit and the certificate of
10 completion, the certificate of occupancy or a similar final approval for
11 the accessory dwelling unit was issued on or before September 13, 2024.

12 10. TO LIMIT THE MAXIMUM OCCUPANCY FOR AN OVERNIGHT STAY IN A
13 VACATION RENTAL OR SHORT-TERM RENTAL THAT SHALL BE CALCULATED AS
14 FOLLOWING:

15 (a) THE MAXIMUM OCCUPANCY FOR OVERNIGHT STAYS FOR A VACATION RENTAL
16 OR SHORT-TERM RENTAL UNIT SHALL BE LIMITED TO TWO ADULTS PER SLEEPING AREA
17 PLUS UP TO TWO ADDITIONAL PERSONS, NOT INCLUDING MINORS.

18 (b) OCCUPANCY LIMITS FOR VACATION RENTAL OR SHORT-TERM RENTAL UNITS
19 SHALL ONLY APPLY TO GUESTS STAYING OVERNIGHT.

20 C. A city or town that requires a local regulatory permit or
21 license pursuant to this section shall issue or deny the permit or license
22 within seven business days of receipt of the information required by
23 subsection B, paragraph 5 of this section and otherwise in accordance with
24 section 9-835, except that a city or town may deny issuance of a permit or
25 license only for any of the following:

26 1. Failure to provide the information required by subsection B,
27 paragraph 5, subdivisions (a) through (e) of this section.

28 2. Failure to pay the required permit or license fee.

29 3. At the time of application the owner has a suspended permit or
30 license for the same vacation rental or short-term rental.

31 4. The applicant provides false information.

32 5. The owner or owner's designee of a vacation rental or short-term
33 rental is a registered sex offender or has been convicted of any felony
34 offense that resulted in death or serious physical injury or any felony
35 use of a deadly weapon within the past five years.

36 6. THE APPLICANT HAS UNPAID FINES OR CIVIL PENALTIES FOR VIOLATIONS
37 OF THE CITY'S OR TOWN'S VACATION RENTAL OR SHORT-TERM RENTAL ORDINANCE
38 ASSOCIATED WITH THAT PROPERTY.

39 D. A city or town that requires a local regulatory permit or
40 license pursuant to this section shall adopt an ordinance to allow the
41 city or town to initiate an administrative process to suspend a local
42 regulatory permit or license for a period of up to twelve months for the
43 following verified violations associated with a property:

44 1. Three verified violations within a ~~twelve-month~~
45 TWENTY-FOUR-MONTH period, not including any verified violation based on an

1 aesthetic, solid waste disposal or vehicle parking violation that is not
2 also a serious threat to public health and safety.

3 2. One verified violation that results in or constitutes any of the
4 following:

5 (a) A felony offense committed at or in the vicinity of a vacation
6 rental or short-term rental by the vacation rental or short-term rental
7 owner or owner's designee.

8 (b) A serious physical injury or wrongful death at or related to a
9 vacation rental or short-term rental resulting from the knowing,
10 intentional or reckless conduct of the vacation rental or short-term
11 rental owner or owner's designee.

12 (c) An owner or owner's designee knowingly or intentionally housing
13 a sex offender, allowing offenses related to adult-oriented businesses,
14 sexual offenses or prostitution, or operating or maintaining a sober
15 living home, in violation of a regulation or ordinance adopted pursuant to
16 subsection B, paragraph 3 of this section.

17 (d) An owner or owner's designee knowingly or intentionally
18 allowing the use of a vacation rental or short-term rental for a special
19 event that would otherwise require a permit or license pursuant to a city
20 or town ordinance or a state law or rule or for a retail, restaurant,
21 banquet space or other similar use.

22 (e) A VIOLATION OF A BUILDING CODE THAT PRESENTS A SERIOUS THREAT
23 TO PUBLIC HEALTH OR SAFETY THAT IS RELATED TO CONSTRUCTING, MODIFYING OR
24 ALTERING A VACATION RENTAL OR SHORT-TERM RENTAL WITHOUT A REQUIRED
25 BUILDING PERMIT OR FAILING TO REMEDY A DOCUMENTED VIOLATION OF AN ADOPTED
26 BUILDING OR FIRE CODE THAT PRESENTS A SERIOUS AND IMMEDIATE THREAT TO
27 PUBLIC HEALTH OR SAFETY.

28 3. Notwithstanding paragraphs 1 and 2 of this subsection, any
29 attempted or completed felony offense, arising from the occupancy or use
30 of a vacation rental or short-term rental, that results in a death, or
31 actual or attempted serious physical injury, shall be grounds for judicial
32 relief in the form of a suspension of the property's use as a vacation
33 rental or short-term rental for a period of time that shall not exceed
34 twelve months.

35 E. A city or town that requires A LOCAL REGULATORY PERMIT OR
36 LICENSE PURSUANT TO THIS SECTION SHALL ADOPT AN ORDINANCE REQUIRING sex
37 offender background checks on a vacation rental or short-term rental
38 BOOKING guest AND shall waive the requirement if an online lodging
39 marketplace performs a sex offender background check of the booking guest.

40 F. Notwithstanding any other law, a city or town may impose a civil
41 penalty of the following amounts against an owner of a vacation rental or
42 short-term rental if the owner receives one or more verified violations
43 related to the same vacation rental or short-term rental property within
44 the same twelve-month period:

1 1. Up to \$500 or up to an amount equal to one night's rent for the
2 vacation rental or short-term rental as advertised, whichever is greater,
3 for the first verified violation.

4 2. Up to \$1,000 or up to an amount equal to two nights' rent for
5 the vacation rental or short-term rental as advertised, whichever is
6 greater, for the second verified violation.

7 3. Up to \$3,500 or up to an amount equal to three nights' rent for
8 the vacation rental or short-term rental as advertised, whichever is
9 greater, for a third and any subsequent verified violation.

10 G. A vacation rental or short-term rental that fails to apply for a
11 local regulatory permit or license in accordance with subsection B,
12 paragraph 5 of this section, within thirty days of the local regulatory
13 permit or license application process being made available by the city or
14 town issuing such permits or licenses, must cease operations. In addition
15 to any civil penalties imposed pursuant to subsection F of this section, a
16 city or town may impose a civil penalty of up to \$1,000 per month against
17 the owner if the owner or owner's designee fails to apply for a regulatory
18 permit or license within thirty days after receiving written notice of the
19 failure to comply with subsection B, paragraph 5 of this section.

20 H. If multiple verified violations arise out of the same response
21 to an incident at a vacation rental or short-term rental, those verified
22 violations are considered one verified violation for the purpose of
23 assessing civil penalties or suspending the regulatory permit or license
24 of the owner pursuant to this section.

25 I. If the owner of a vacation rental or short-term rental has
26 provided contact information to a city or town pursuant to subsection B,
27 paragraph 4 of this section and if the city or town issues a citation for
28 a violation of the city's or town's applicable laws, regulations or
29 ordinances or a state law that occurred on the owner's vacation rental or
30 short-term rental property, the city or town shall make a reasonable
31 attempt to notify the owner or the owner's designee of the citation within
32 seven business days after the citation is issued using the contact
33 information provided pursuant to subsection B, paragraph 4 of this
34 section. If the owner of a vacation rental or short-term rental has not
35 provided contact information pursuant to subsection B, paragraph 4 of this
36 section, the city or town is not required to provide such notice.

37 J. This section does not exempt an owner of a residential rental
38 property, as defined in section 33-1901, from maintaining with the
39 assessor of the county in which the property is located information
40 required under title 33, chapter 17, article 1.

41 K. A vacation rental or short-term rental may not be used for
42 nonresidential uses, including for a special event that would otherwise
43 require a permit or license pursuant to a city or town ordinance or a
44 state law or rule or for a retail, restaurant, banquet space or other
45 similar use.

1 L. For the purposes of this section:
2 1. "Accessory dwelling unit" has the same meaning prescribed in
3 section 9-461.18.
4 2. "Online lodging marketplace" has the same meaning prescribed in
5 section 42-5076.
6 3. "Transient" has the same meaning prescribed in section 42-5070.
7 4. "Vacation rental" or "short-term rental":
8 (a) Means any individually or collectively owned single-family or
9 one-to-four-family house or dwelling unit or any unit or group of units in
10 a condominium or cooperative that is also a transient public lodging
11 establishment or owner-occupied residential home offered for transient use
12 if the accommodations are not classified for property taxation under
13 section 42-12001.
14 (b) Does not include a unit that is used for any nonresidential
15 use, including retail, restaurant, banquet space, event center or another
16 similar use.
17 5. "Verified violation" means a finding of guilt or civil
18 responsibility for violating any state law or local ordinance relating to
19 a purpose prescribed in subsection B, D, F or K of this section that has
20 been finally adjudicated.
21 Sec. 2. Section 11-269.17, Arizona Revised Statutes, is amended to
22 read:
23 11-269.17. Limits on regulation of vacation rentals and
24 short-term rentals; state preemption; civil
25 penalties; transaction privilege tax license
26 suspension; definitions
27 A. A county may not prohibit vacation rentals or short-term
28 rentals.
29 B. A county may not restrict the use of or regulate vacation
30 rentals or short-term rentals based on their classification, use or
31 occupancy except as provided in this section. A county may regulate
32 vacation rentals or short-term rentals within the unincorporated areas of
33 the county as follows:
34 1. To protect the public's health and safety, including rules and
35 regulations related to fire and building codes, health and sanitation,
36 transportation or traffic control and solid or hazardous waste and
37 pollution control, if the county demonstrates that the rule or regulation
38 is for the primary purpose of protecting the public's health and safety.
39 2. To adopt and enforce use and zoning ordinances, including
40 ordinances related to noise, protection of welfare, property maintenance
41 and other nuisance issues, if the ordinance is applied in the same manner
42 as other property classified under sections 42-12003 and 42-12004.
43 3. To limit or prohibit the use of a vacation rental or short-term
44 rental for the purposes of housing sex offenders, operating or maintaining

1 a sober living home, selling illegal drugs, liquor control or pornography,
2 obscenity, nude or topless dancing and other adult-oriented businesses.

3 4. To require the owner of a vacation rental or short-term rental
4 to provide the county with emergency contact information for the owner or
5 the owner's designee who is responsible for responding to complaints or
6 emergencies in a timely manner in person if required by public safety
7 personnel, over the phone or by email at any time of day before offering
8 for rent or renting the vacation rental or short-term rental. In addition
9 to any other penalty imposed pursuant to this section, the county may
10 impose a civil penalty of up to \$1,000 against the owner for every thirty
11 days the owner fails to provide contact information as prescribed by this
12 paragraph. The county shall provide thirty days' notice to the owner
13 before imposing the initial civil penalty.

14 5. To require the owner of a vacation rental or short-term rental
15 to obtain and maintain a local regulatory permit or license. As a
16 condition of issuance of a permit or license, the application for the
17 permit or license may require an applicant to provide only the following:

18 (a) The name, address, telephone number and email address for the
19 owner or owner's agent.

20 (b) The address of the vacation rental or short-term rental.

21 (c) Proof of compliance with section 42-5005.

22 (d) Contact information required pursuant to paragraph 4 of this
23 subsection.

24 (e) Acknowledgment of an agreement to comply with all applicable
25 laws, regulations and ordinances.

26 (f) A fee not to exceed the actual cost of issuing the permit or
27 license or \$250, whichever is less.

28 6. To require, before offering a vacation rental or short-term
29 rental for rent for the first time, the owner or the owner's designee of a
30 vacation rental or short-term rental to notify all single-family
31 residential properties adjacent to and directly and diagonally across the
32 street from the vacation rental or short-term rental. Notice shall be
33 deemed sufficient in a multifamily residential building if given to
34 residents on the same building floor. A county may require additional
35 notification pursuant to this paragraph if the contact information
36 previously provided changes. Notification provided in compliance with
37 this paragraph shall include the permit or license number if required by
38 the county, the address of the vacation rental or short-term rental and
39 the information required pursuant to paragraph 4 of this subsection. The
40 owner or the owner's designee shall demonstrate compliance with this
41 paragraph by providing the county with an attestation of notification
42 compliance that consists of the following information:

43 (a) The permit or license number of the vacation rental or
44 short-term rental, if required by the county.

45 (b) The address of each property notified.

1 (c) A description of the manner in which the owner or owner's
2 designee chose to provide notification to each property subject to
3 notification.

4 (d) The name and contact information of the person attesting to
5 compliance with this paragraph.

6 7. To require the owner or owner's designee of a vacation rental or
7 short-term rental to display the local regulatory permit number or license
8 number, if any, on each advertisement for a vacation rental or short-term
9 rental that the owner or owner's designee maintains. A county that does
10 not require a local regulatory permit or license may require the owner or
11 owner's designee of a vacation rental or short-term rental to display the
12 transaction privilege tax license number required by section 42-5042 on
13 each advertisement for a vacation rental or short-term rental that the
14 owner or owner's designee maintains.

15 8. To require the vacation rental or short-term rental to maintain
16 liability insurance appropriate to cover the vacation rental or short-term
17 rental in the aggregate of at least \$500,000 or to advertise and offer
18 each vacation rental or short-term rental through an online lodging
19 marketplace that provides equal or greater coverage.

20 9. To require the owner of a vacation rental or short-term rental
21 to reside on the property if the property contains an accessory dwelling
22 unit and if a certificate of occupancy, certificate of completion or
23 similar final approval for the accessory dwelling unit was issued by the
24 county on or after September 14, 2024. This paragraph does not apply to
25 an owner of a vacation rental or short-term rental if the property
26 contains an accessory dwelling unit and the certificate of completion, the
27 certificate of occupancy or a similar final approval for the accessory
28 dwelling unit was issued on or before September 13, 2024.

29 10. TO LIMIT THE MAXIMUM OCCUPANCY FOR AN OVERNIGHT STAY IN A
30 VACATION RENTAL OR SHORT-TERM RENTAL THAT SHALL BE CALCULATED AS
31 FOLLOWING:

32 (a) THE MAXIMUM OCCUPANCY FOR OVERNIGHT STAYS FOR A VACATION RENTAL
33 OR SHORT-TERM RENTAL UNIT SHALL BE LIMITED TO TWO ADULTS PER SLEEPING AREA
34 PLUS UP TO TWO ADDITIONAL PERSONS, NOT INCLUDING MINORS.

35 (b) OCCUPANCY LIMITS FOR UNITS SHALL ONLY APPLY TO GUESTS STAYING
36 OVERNIGHT.

37 C. A county that requires a local regulatory permit or license
38 pursuant to this section shall issue or deny the permit or license within
39 seven business days of receipt of the information required by subsection
40 B, paragraph 5 of this section and otherwise in accordance with section
41 11-1602, except that a county may deny issuance of a permit or license
42 only for any of the following:

43 1. Failure to provide the information required by subsection B,
44 paragraph 5, subdivisions (a) through (e) of this section.

45 2. Failure to pay the required permit or license fee.

1 3. At the time of application the owner has a suspended permit or
2 license for the same vacation rental or short-term rental.

3 4. The applicant provides false information.

4 5. The owner or owner's designee of a vacation rental or short-term
5 rental is a registered sex offender or has been convicted of any felony
6 offense that results in death or serious physical injury or any felony use
7 of a deadly weapon within the past five years.

8 D. A county that requires a local regulatory permit or license
9 pursuant to this section shall adopt an ordinance to allow the county to
10 initiate an administrative process to suspend a local regulatory permit or
11 license for a period of up to twelve months for the following verified
12 violations associated with a property:

13 1. Three verified violations within a ~~twelve-month~~
14 **TWENTY-FOUR-MONTH** period, not including any verified violation based on an
15 aesthetic, solid waste disposal or vehicle parking violation that is not
16 also a serious threat to public health or safety.

17 2. One verified violation that results in or constitutes any of the
18 following:

19 (a) A felony offense committed at or in the vicinity of a vacation
20 rental or short-term rental by the vacation rental or short-term rental
21 owner or owner's designee.

22 (b) A serious physical injury or wrongful death at or related to a
23 vacation rental or short-term rental resulting from the knowing,
24 intentional or reckless conduct of the vacation rental or short-term
25 rental owner or owner's designee.

26 (c) An owner or owner's designee knowingly or intentionally housing
27 a sex offender, allowing offenses related to adult-oriented businesses,
28 sexual offenses or prostitution, or operating or maintaining a sober
29 living home, in violation of regulation or ordinance adopted pursuant to
30 subsection B, paragraph 3 of this section.

31 (d) An owner or owner's designee knowingly or intentionally
32 allowing the use of a vacation rental or short-term rental for a special
33 event that would otherwise require a permit or license pursuant to a
34 county ordinance or a state law or rule or for a retail, restaurant,
35 banquet space or other similar use.

36 (e) **A VIOLATION OF A BUILDING CODE THAT PRESENTS A SERIOUS THREAT**
37 **TO PUBLIC HEALTH OR SAFETY THAT IS RELATED TO CONSTRUCTING, MODIFYING OR**
38 **ALTERING A VACATION RENTAL OR SHORT-TERM RENTAL WITHOUT A REQUIRED**
39 **BUILDING PERMIT OR FAILING TO REMEDY A DOCUMENTED VIOLATION OF AN ADOPTED**
40 **BUILDING OR FIRE CODE THAT PRESENTS A SERIOUS AND IMMEDIATE THREAT TO**
41 **PUBLIC HEALTH OR SAFETY.**

42 3. Notwithstanding paragraphs 1 and 2 of this subsection, any
43 attempted or completed felony offense, arising from the occupancy or use
44 of a vacation rental or short-term rental, that results in a death, or
45 actual or attempted serious physical injury, shall be grounds for judicial

1 relief in the form of a suspension of the property's use as a vacation
2 rental or short-term rental for a period of time that shall not exceed
3 twelve months.

4 E. A county that requires A LOCAL REGULATORY PERMIT OR LICENSE
5 PURSUANT TO THIS SECTION SHALL ADOPT AN ORDINANCE REQUIRING sex offender
6 background checks on a vacation rental or short-term rental BOOKING guest
7 AND shall waive the requirement if an online lodging marketplace performs
8 a sex offender background check of the booking guest.

9 F. Notwithstanding any other law, a county may impose a civil
10 penalty of the following amounts against an owner of a vacation rental or
11 short-term rental if the owner receives one or more verified violations
12 related to the same vacation rental or short-term rental property within
13 the same twelve-month period:

14 1. Up to \$500 or up to an amount equal to one night's rent for the
15 vacation rental or short-term rental as advertised, whichever is greater,
16 for the first verified violation.

17 2. Up to \$1,000 or up to an amount equal to two nights' rent for
18 the vacation rental or short-term rental as advertised, whichever is
19 greater, for the second verified violation.

20 3. Up to \$3,500 or up to an amount equal to three nights' rent for
21 the vacation rental or short-term rental as advertised, whichever is
22 greater, for a third and any subsequent verified violation.

23 G. A vacation rental or short-term rental that fails to apply for a
24 local regulatory permit or license in accordance with subsection B,
25 paragraph 5 of this section, within thirty days of the local regulatory
26 permit or license application process being made available by the county
27 issuing such permits or licenses, must cease operations. In addition to
28 any civil penalties imposed pursuant to subsection F of this section, a
29 county may impose a civil penalty of up to \$1,000 per month against the
30 owner if the owner or owner's designee fails to apply for a regulatory
31 permit or license within thirty days after receiving written notice of the
32 failure to comply with subsection B, paragraph 5 of this section.

33 H. If multiple verified violations arise out of the same response
34 to an incident at a vacation rental or short-term rental, those verified
35 violations are considered one verified violation for the purpose of
36 assessing civil penalties or suspending the regulatory permit or license
37 of the owner pursuant to this section.

38 I. If the owner of a vacation rental or short-term rental has
39 provided contact information to a county pursuant to subsection B,
40 paragraph 4 of this section and if the county issues a citation for a
41 violation of the county's applicable laws, regulations or ordinances or a
42 state law that occurred on the owner's vacation rental or short-term
43 rental property, the county shall make a reasonable attempt to notify the
44 owner or the owner's designee of the citation within seven business days
45 after the citation is issued using the contact information provided

1 pursuant to subsection B, paragraph 4 of this section. If the owner of a
2 vacation rental or short-term rental has not provided contact information
3 pursuant to subsection B, paragraph 4 of this section, the county is not
4 required to provide such notice.

5 J. This section does not exempt an owner of a residential rental
6 property, as defined in section 33-1901, from maintaining with the
7 assessor of the county in which the property is located information
8 required under title 33, chapter 17, article 1.

9 K. A vacation rental or short-term rental may not be used for
10 nonresidential uses, including for a special event that would otherwise
11 require a permit or license pursuant to a county ordinance or a state law
12 or rule or for a retail, restaurant, banquet space or other similar use.

13 L. For the purposes of this section:

14 1. "Accessory dwelling unit" has the same meaning prescribed in
15 section 11-810.01.

16 2. "Online lodging marketplace" has the same meaning prescribed in
17 section 42-5076.

18 3. "Transient" has the same meaning prescribed in section 42-5070.

19 4. "Vacation rental" or "short-term rental":

20 (a) Means any individually or collectively owned single-family or
21 one-to-four-family house or dwelling unit or any unit or group of units in
22 a condominium or cooperative that is also a transient public lodging
23 establishment or owner-occupied residential home offered for transient use
24 if the accommodations are not classified for property taxation under
25 section 42-12001.

26 (b) Does not include a unit that is used for any nonresidential
27 use, including retail, restaurant, banquet space, event center or another
28 similar use.

29 5. "Verified violation" means a finding of guilt or civil
30 responsibility for violating any state law or local ordinance relating to
31 a purpose prescribed in subsection B, D, F or K of this section that has
32 been finally adjudicated.

33 Sec. 3. Effective date

34 Sections 9-500.39 and 11-269.17, Arizona Revised Statutes, as
35 amended by this act, are effective from and after December 31, 2026.