

REFERENCE TITLE: short-term rentals; vacation rentals; occupancy

State of Arizona
Senate
Fifty-seventh Legislature
Second Regular Session
2026

SB 1261

Introduced by
Senator Kavanagh

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. Regulation of vacation rentals and short-term
5 rentals; civil penalties; transaction privilege
6 tax license suspension; definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26 (b) The address of each property notified.

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

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

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

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

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

10. TO RESTRICT THE MAXIMUM NUMBER OF OCCUPANTS THAT ARE ALLOWED IN A VACATION RENTAL OR SHORT-TERM RENTAL TO THE LESSER OF THE FOLLOWING:

(a) THE OCCUPANCY LIMIT THAT IS ESTABLISHED BY THE CITY OR TOWN.

(b) NOT MORE THAN TWO OCCUPANTS PER BEDROOM, UP TO FOUR BEDROOMS, PLUS TWO ADDITIONAL ADULTS PER ONE THOUSAND SQUARE FEET OF LIVABLE SPACE THAT IS IN EXCESS OF THREE THOUSAND SQUARE FEET OF LIVABLE SPACE OF THE VACATION RENTAL OR SHORT-TERM RENTAL.

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

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

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

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

4. The applicant provides false information.

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

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

1. ~~Three~~ TWO verified violations within a ~~twelve-month TWENTY-FOUR-MONTH~~ period, ~~not including any verified violation based on an aesthetic, solid waste disposal or vehicle parking violation that is not also a~~ THAT INVOLVE serious ~~threat~~ THREATS to public health and safety.

2. THREE VERIFIED VIOLATIONS WITHIN A TWENTY-FOUR-MONTH PERIOD THAT INVOLVE SOLID WASTE DISPOSAL OR VEHICLE PARKING VIOLATIONS.

~~2.~~ 3. 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 or short-term rental by the vacation rental or short-term rental owner or owner's designee.

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

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

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

(e) A VIOLATION OF A BUILDING CODE THAT PRESENTS A POTENTIAL THREAT TO PUBLIC HEALTH OR SAFETY THAT IS RELATED TO CONSTRUCTING, MODIFYING OR ALTERING A VACATION RENTAL OR SHORT-TERM RENTAL WITHOUT A REQUIRED BUILDING PERMIT OR FAILING TO REMEDY AN UNSAFE OR UNSANITARY CONDITION.

~~3.~~ 4. Notwithstanding paragraphs 1 and 2 of this subsection, any attempted or completed felony offense, arising from the occupancy or use of a vacation rental or short-term rental, that results in a death, or actual or attempted serious physical injury, shall be grounds for judicial relief in the form of a suspension of the property's use as a vacation rental or short-term rental for ~~a period of time that shall not exceed~~ NOT MORE THAN twelve months.

E. A city or town that requires sex offender background checks on a vacation rental or short-term rental guest shall waive the requirement if an online lodging marketplace performs a sex offender background check of the booking guest.

~~F. Notwithstanding any other law, a city or town may impose a civil penalty of the following amounts against an owner of a vacation rental or short-term rental if the owner receives one or more verified violations related to the same vacation rental or short-term 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 or short-term rental as advertised, whichever is greater, for the first verified violation.~~

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

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

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

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

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

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

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

K. THE OWNER OF A VACATION RENTAL OR SHORT-TERM RENTAL MAY NOT ADVERTISE A VACATION RENTAL OR SHORT-TERM RENTAL THAT HAS AN OCCUPANCY OF MORE THAN THE MAXIMUM OCCUPANCY LIMIT THAT HAS BEEN ESTABLISHED BY THE CITY OR TOWN. THE CITY OR TOWN MAY IMPOSE A CIVIL PENALTY FOR EACH DAY

1 THE ADVERTISEMENT FOR THE VACATION RENTAL OR SHORT-TERM RENTAL IS IN
2 VIOLATION OF THIS SUBSECTION.

3 L. For the purposes of this section:

4 1. "Accessory dwelling unit" has the same meaning prescribed in
5 section 9-461.18.

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

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

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

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

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

19 5. "Verified violation" means a finding of guilt or civil
20 responsibility for violating any state law or local ordinance relating to
21 a purpose prescribed in subsection B, D, ~~F~~ or ~~K~~ J of this section that
22 has been finally adjudicated.

23 Sec. 2. Section 11-269.17, Arizona Revised Statutes, is amended to
24 read:

25 11-269.17. Regulation of vacation rentals and short-term
26 rentals; civil penalties; transaction privilege
27 tax license suspension; definitions

28 A. A county may not prohibit vacation rentals or short-term
29 rentals.

30 B. A county may not restrict the use of or regulate vacation
31 rentals or short-term rentals based on their classification, use or
32 occupancy except as provided in this section. A county may regulate
33 vacation rentals or short-term rentals within the unincorporated areas of
34 the county as follows:

35 1. To protect the public's health and safety, including rules and
36 regulations related to fire and building codes, health and sanitation,
37 transportation or traffic control and solid or hazardous waste and
38 pollution control, if the county demonstrates that the rule or regulation
39 is for the primary purpose of protecting the public's health and safety.

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

44 3. To limit or prohibit the use of a vacation rental or short-term
45 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~~ TELEPHONE or by email at any time of day before
8 offering for rent or renting the vacation rental or short-term rental. In
9 addition to any other penalty imposed pursuant to this section, the county
10 may impose a civil penalty of up to \$1,000 against the owner for every
11 thirty days the owner fails to provide contact information as prescribed
12 by this paragraph. The county shall provide thirty days' notice to the
13 owner 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 RESTRICT THE MAXIMUM NUMBER OF OCCUPANTS THAT ARE ALLOWED IN
30 A VACATION RENTAL OR SHORT-TERM RENTAL TO THE LESSER OF THE FOLLOWING:

31 (a) THE OCCUPANCY LIMIT THAT IS ESTABLISHED BY THE COUNTY.

32 (b) NOT MORE THAN TWO OCCUPANTS PER BEDROOM, UP TO FOUR BEDROOMS,
33 PLUS TWO ADDITIONAL ADULTS PER ONE THOUSAND SQUARE FEET OF LIVABLE SPACE
34 THAT IS IN EXCESS OF THREE THOUSAND SQUARE FEET OF LIVABLE SPACE OF THE
35 VACATION RENTAL OR SHORT-TERM RENTAL.

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

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

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

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

4. The applicant provides false information.

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

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

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

2. THREE VERIFIED VIOLATIONS WITHIN A TWENTY-FOUR-MONTH PERIOD THAT INVOLVE SOLID WASTE DISPOSAL OR VEHICLE PARKING VIOLATIONS.

~~2.~~ 3. 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 or short-term rental by the vacation rental or short-term rental owner or owner's designee.

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

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

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

(e) A VIOLATION OF A BUILDING CODE THAT PRESENTS A POTENTIAL THREAT TO PUBLIC HEALTH OR SAFETY THAT IS RELATED TO CONSTRUCTING, MODIFYING OR ALTERING A VACATION RENTAL OR SHORT-TERM RENTAL WITHOUT A REQUIRED BUILDING PERMIT OR FAILING TO REMEDY AN UNSAFE OR UNSANITARY CONDITION.

~~3.~~ 4. Notwithstanding paragraphs 1 and 2 of this subsection, any attempted or completed felony offense, arising from the occupancy or use of a vacation rental or short-term rental, that results in a death, or actual or attempted serious physical injury, shall be grounds for

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

4 E. A county that requires sex offender background checks on a
5 vacation rental or short-term rental guest shall waive the requirement if
6 an online lodging marketplace performs a sex offender background check of
7 the booking guest.

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

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

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

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

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

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

38 ~~I. H.~~ H. 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

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

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

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

K. THE OWNER OF A VACATION RENTAL OR SHORT-TERM RENTAL MAY NOT ADVERTISE A VACATION RENTAL OR SHORT-TERM RENTAL THAT HAS AN OCCUPANCY OF MORE THAN THE MAXIMUM OCCUPANCY LIMIT THAT HAS BEEN ESTABLISHED BY THE COUNTY. THE COUNTY MAY IMPOSE A CIVIL PENALTY FOR EACH DAY THE ADVERTISEMENT FOR THE VACATION RENTAL OR SHORT-TERM RENTAL IS IN VIOLATION OF THIS SUBSECTION.

L. For the purposes of this section:

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

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

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

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

(a) 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 or cooperative that is also a transient public lodging establishment or owner-occupied residential home offered for transient use if the accommodations are not classified for property taxation under section 42-12001.

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

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