



NEWS RELEASE

Arizona House of Representatives
Representative Selina Bliss (R-1)

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FOR IMMEDIATE RELEASE

Rep. Selina Bliss' HB 2429 Gives Cities Clear Authority to Crack Down on Problem Short-Term Rentals

Sets statewide overnight occupancy standard and strengthens penalties for repeat and unsafe violations

STATE CAPITOL, PHOENIX – State Representative Selina Bliss, Chairman of the House Health and Human Services Committee, announced today that [House Bill 2429](#), her legislation to strengthen enforcement tools and public-safety rules for vacation rentals and short-term rentals, passed the House Commerce Committee late Tuesday with bipartisan support.

HB 2429 preserves Arizona's statewide framework while giving local governments clear, limited authority to address repeat problem properties, unsafe conditions, and disruptive activity.

“Neighbors deserve peace and basic safety in their own homes. HB 2429 gives cities and towns clear authority to stop bad actors, enforce building and safety rules, and hold repeat violators accountable, without punishing responsible property owners who follow the law,” said Representative Selina Bliss. **“This bill restores order where it’s been missing and gives communities tools they have needed for years.”**

HB 2429 updates and clarifies what local governments may enforce regarding vacation rentals and short-term rentals, including:

- Sets a statewide overnight occupancy standard of two adults per sleeping area plus up to two additional persons, excluding minors.
- Limits occupancy rules to overnight guests only.
- Extends the enforcement lookback window by allowing permit or license suspension after three verified violations within 24 months (up from 12 months).
- Allows suspension after one verified serious building-code violation that threatens public health or safety, including unpermitted construction, modification, or alteration, or failure to remedy unsafe or unsanitary conditions.
- Allows cities and towns to deny a permit or license when an applicant has unpaid fines or civil penalties tied to that property under local short-term rental ordinances.
- Requires jurisdictions that issue local short-term rental permits or licenses to adopt an ordinance requiring sex-offender background checks for booking guests, with a waiver when an online lodging marketplace performs the background check.
- Applies parallel provisions to counties, including the occupancy calculation and the updated suspension standards.

HB 2429 is now heading toward a full vote of the House.

Selina Bliss is a Republican member of the Arizona House of Representatives, serving Legislative District 1 in Yavapai County, and Chairman of the House Health and Human Services Committee. Follow her on X at @SelinaBliss.

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