

ORDINANCE NO. 2022-03

AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF CAREFREE, MARICOPA COUNTY, ARIZONA, REPEALING AND REPLACING CHAPTER 6-8 OF THE CAREFREE, ARIZONA TOWN CODE CONCERNING SHORT TERM RENTALS; PROVIDING FOR SEPARABILITY; ADOPTION AND APPROVAL BY THE MAYOR AND COMMON COUNCIL OF THE TOWN AS REQUIRED BY LAW AND DIRECTING THE TOWN CLERK OF THE TOWN OF CAREFREE TO INCORPORATE THIS AMENDMENT INTO THE CAREFREE, ARIZONA TOWN CODE.

BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAREFREE, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

- Section 1: The Mayor and Common Council deem it necessary, in order to conserve, promote, and protect the public health, safety and welfare, to amend that certain document known as the Carefree, Arizona Town Code.
- Section 2: All Ordinances and portions of Ordinances in conflict with the provisions of this Ordinance, or inconsistent with the regulations of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.
- Section 3: The Amendments are made to Chapter 6 Offenses, Article 6-8 Short-Term Rentals Responsible Party Requirements and Other Violations, amended as follows (additions are shown in double underline, and deleted language is ~~crossed-out~~):

ARTICLE 6-8. – SHORT-TERM RENTALS AND VACATION RENTALS.

Section 6-8-1 Purpose.

This article is necessary to protect the health, safety and welfare of the public.

Section 6-8-2 Definitions.

Banquet Space means an Event Center that is used for serving and/or consuming food and/or beverages.

Event Center means any dwelling unit (i) for which the occupant has made payment for transient use of the dwelling unit and (ii) which is used for Special Events or other Nonresidential Uses.

Nonresidential Use means any use that is not permitted in a residential zoning district pursuant to the Zoning Ordinance, any use that constitutes an unlawful gathering as defined herein, and any use for which entrants pay an entrance fee.

Owner's designee means a person authorized to act on behalf of the owner of a short-term rental or vacation rental.

Short-term rental or vacation rental 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, cooperative or timeshare, which is also a transient public lodging establishment or owner-occupied residential home offered for transient use. Short-term rental and vacation rental do not include a unit that is used for any nonresidential use, including retail, restaurant, banquet space, event center or similar use.

Timely Manner means: (i) within one hour after the initiation of contact with the Owner or Owner's Representative for a complaint or incident that has been reported to the Police Department or for which police officers have been dispatched or are on the scene; and (ii) within 24 hours after the initiation of contact with the Owner or Owner's Representative for a complaint or incident for which the police have not been dispatched at the time that such contact is initiated.

"Verified Violation" means a finding of guilt or civil responsibility for violating any state law or local ordinance relating to a purpose prescribed in A.R.S. Sections 9-500.39(B) or 9-500.39(K) that has been finally adjudicated.

6-8-3 Licensing.

A. Short-term rental license required; invalid license; penalties.

1. Effective March 10, 2023, no person shall operate a short-term rental or vacation rental in the Town without first having obtained a current short-term rental license from the Town and paying the applicable fees. A separate current short-term rental license is required for each house or dwelling unit where a short-term rental or vacation rental is operated.
2. No person shall operate a short-term rental or vacation rental in the Town with an expired, suspended or revoked short-term rental license.
3. Representations or advertisements including online listings that reference the property, house or dwelling unit location within the Town is prima facie evidence that a short-term rental or vacation rental is operating in the Town.
4. A violation of this section is a civil offense and shall be punished by a fine of not less than one thousand (\$1,000.00) per violation. The court shall not suspend any part of any fine required by this Section.

B. License fees.

1. Every application, including any renewal application, for a short-term rental license under this article shall be accompanied by a non-refundable two hundred fifty-dollar (\$250.00) license fee and penalties incurred pursuant to this section.
2. If the applicant failed to apply for a short-term rental license upon receiving written notice from the Town of the requirement to do so, the applicant shall pay an additional one-thousand-dollar (\$1,000) penalty for every thirty (30) day period the applicant failed to apply. Any penalty shall be non-refundable. For purposes of this section, written notice includes, but is not limited, to a notice sent by electronic means, US mail or hand delivered to the physical location of the short-term rental or vacation rental or the address on file with the Maricopa County Assessors Office for the property. Written notice is deemed served on the date it is sent by electronic means, hand delivered or, if mailed, on the date it is deposited in the United States mail.
3. The amount of any license fee and any penalty imposed by the provisions of this article shall be deemed a debt to the Town. An action may be commenced in the name of the Town in any court of competent jurisdiction for the amount of any delinquent license fee and penalties.

C. Term of license; transfer.

1. A short-term rental license issued under this article shall be valid for a period of one (1) year from the date of issuance unless suspended or revoked.
2. No license shall be transferable either as to location or as to person.

D. Application for license.

1. An applicant for a short-term rental license including for a renewal application shall file an application on a form prescribed by the Town Administrator or designee and contain the following information:
 - a. The physical address of the house or dwelling unit to be used as a short-term rental or vacation rental.
 - b. The name and contact information (address, telephone number, and email) of the owner of the short-term rental or vacation rental.
 - c. The name and contact information (address, telephone number, and email address) of the owner, or of the owner's designee who is responsible for responding to complaints in person, by telephone, or by email as specified herein. An individual pursuant to this subsection must be a real person and cannot be a fictitious person. The owner shall certify that the owner's designee is authorized to act upon the owner's behalf.
 - d. The name, address, email and twenty-four (24) hour telephone number of the individual who will serve as the emergency point of contact for the short-term rental or vacation rental. An individual pursuant to this subsection must be a real person and cannot be a fictitious person.
 - e. Agreement by the owner and each designee to comply with all applicable laws, regulations, and ordinances.
 - f. The owner and each owner's designee shall attest that they are not registered sex offenders, have not been convicted of any felony act that resulted in death or serious physical injury, and have not been convicted of any felony use of a deadly weapon within the past five years.
 - g. Proof of a valid transaction privilege tax license.
 - h. Proof that the Short-Term Rental has been registered with the Maricopa County Assessor's Office in accordance with A.R.S. § 33-1902, where applicable.
 - i. If the applicant is an individual, proof of lawful presence in the United States in accordance with A.R.S. §§ 1-502 and 41-1080 unless exempted by A.R.S. §41-1080(B).

E. License issuance; denial.

1. The Town shall issue a short-term rental license within seven (7) business days after receipt of a complete application unless grounds for denial exist as follows:
 - a. Failure to provide the information required by this article;
 - b. Failure to pay the required license fee(s) including any penalties;
 - c. At the time of application, the owner has a revoked or suspended license for the same short-term rental or vacation rental;

- d. The applicant has provided false information;
 - e. The owner or designee of the owner; (i) is a registered sex offender; (ii) has been convicted of any felony act that resulted in death or serious physical injury; (iii) or has been convicted of any felony use of a deadly weapon within five (5) years of submitting the application; and
 - f. Any grounds for revocation or suspension of a short-term rental license exist for the specific license application.
2. The Town Administrator or designee shall give notice of any denial of an application, and the right of appeal from the denial, as provided for in this article.

F. License revocation.

The Town Administrator or designee shall initiate revocation proceedings if any grounds for denial exist for a short-term rental license that already has been issued.

G. Reapplication after denial or revocation.

No person who has had a short-term rental license denied or revoked pursuant to this article may apply for another short-term rental license for one (1) year at that same property after the decision affecting the applicant's license has become final. At the time of sustaining a denial, the Town Council may reduce in whole or in part the one (1) year period described above in this section, if the denial was based on a good faith failure to provide complete information pursuant to Section 6-8-3, E.1.a. or failure to pay the required license fee(s) and any penalties provided that the applicant has paid all required fees and penalties by the time of the denial hearing.

H. License suspension; term of suspension.

1. The Town Administrator or designee shall initiate suspension proceedings against a short-term rental license for any of the following:
 - a. Three verified violations within a twelve (12) month period, not including any such violation based on an aesthetic, solid waste disposal or vehicle parking violation that is not also a serious threat to public health and safety.
 - b. One verified violation that results in or constitutes any of the following:
 - i. A felony offense committed at or in the vicinity of a short-term rental or vacation rental by the owner of the short-term rental or by the owner's designee;
 - ii. A serious physical injury or wrongful death at or related to a short-term rental or vacation rental resulting from the knowing, intentional or reckless conduct of the owner of the short-term rental or vacation rental or the owner's designee;
 - iii. An owner of the short-term rental or vacation rental or the 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; or

- iv. An owner of the short-term rental or vacation rental or the owner's designee knowingly or intentionally allowing the use of a short-term rental for a special event that would otherwise require a permit or license pursuant to this code or a state law or rule or for a retail, restaurant, banquet space or other similar use.
2. The Town Administrator or designee shall give notice of any suspension, and the right of appeal from the suspension, as provided for in this article.
3. Any final suspension shall be for a period of one (1) year except that Town Council may reduce the suspension period to a period of six (6) months upon a finding that the owner of the short-term rental or vacation rental has taken substantial and significant steps to prevent the reoccurrence of the actions that led to the suspension.

I. Judicial relief for certain grounds of suspension.

1. Notwithstanding Section 6-8-3, Subsection H herein, any attempted or completed felony act, arising from the occupancy or use of a short-term rental or vacation 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 short-term rental or vacation rental for a period that shall not exceed twelve (12) months.
2. The Town Attorney may initiate proceedings in the Carefree-Cave Creek Consolidated Court or other court of competent jurisdiction to enforce this section.

J. Information updates.

All applicants and persons holding license s issued pursuant to this article shall give written notice to the Town Administrator or designee of any material changes in information submitted in connection with an application or application for renewal of a license. Any information required for an application pursuant to Section 6-8-3, Subsection D is deemed to be material for purposes of this section. This information shall be provided to the Town Administrator or designee by the licensee or the effected person, as applicable, within ten (10) business days of any such change.

K. Appeals.

1. Any person aggrieved by any decision with respect to the denial of or a refusal to issue a short-term rental license, the revocation of a short-term rental license, the suspension of a short-term rental license or a verified violation penalty imposed pursuant to Section 6-8-4, Subsection H, shall be entitled to the review and appeal procedures provided in Chapter 8, Section 8-1-8.
2. This section is not applicable for judicial actions brought pursuant to Section 8-6-3, Subsection K herein or penalties including fines imposed by a court.

L. Town use of license information.

Unless otherwise provided for by law, the Town may use any information obtained from licensing applications including contact information pursuant to this article for any lawful purpose including, but not limited, to communicating or providing information regarding compliance with laws, public health and safety regulations, general Town updates and reminders to keep required information updated with the Town.

M. Reserved

6-8-4 PROHIBITIONS AND OPERATIONAL REQUIREMENTS.

A. Compliance with laws.

1. A short-term rental or vacation rental must at all times comply with all federal, state, and local laws, rules and regulations including but not limited to public health, safety, sanitation, solid waste, hazardous waste, tax privilege licensing, residential rental property recording, traffic control, pollution control, noise, property maintenance, and nuisance abatement.
2. No person including an owner or operator shall operate a short-term rental or vacation rental in violation of this section.

B. Non-residential usage by short-term rentals or vacation rentals prohibited.

1. No short-term rental or vacation rental may be used for any non-residential use or purpose including but not limited to any of the following:
 - a. Any commercial, industrial, manufacturing, or other non-residential purpose; or
 - b. Operating a retail business, restaurant, event center, banquet space or similar use; or
 - c. Housing sex offenders; or
 - d. Operating or maintaining a structured sober living home; or
 - e. Selling liquor, controlled substances or pornography; or
 - f. Operating any adult-oriented business including nude and topless dancing.
2. The owner of a vacation rental or short-term rental or the owner's designee shall not knowingly or intentionally allow the use of a vacation rental or short-term rental for special event that would otherwise require a permit or license pursuant to this code or a state law or rule.
3. No person including, but not limited to, an owner, owner's designee, tenant, guest, business, vendor or operator shall operate a short-term rental or vacation rental in violation of this section.
4. Representations or advertisements including online listings that advertise one of the prohibited activities pursuant to this section that reference a short-term rental or vacation

rental property, house or dwelling unit location within the Town is prima facie evidence that a short-term rental or vacation rental is operating in the violation of this section.

C. Failure to respond; penalties.

1. In the event of an emergency, any person designated as an emergency contact pursuant to Section 6-8-3 Subsection D herein upon the request of public safety personnel shall respond in-person within one (1) hour to the physical location of the short-term rental or vacation rental for which they are a designated emergency contact.
2. For the purpose of this section "in the event of an emergency" means any time police, fire or other public safety personnel respond to a short-term rental or vacation rental for a call for service including responding to a nuisance party or unlawful gathering.
3. An owner or owner's designee shall (a) affirmatively respond to complaints in person, over the phone, or by email, and (b) abate the incident from which the complaint arose in a timely manner regardless of when the owner receives notice of the complaint. If such a response is due within one hour under this Article's definition of "timely manner", the response is deemed necessary to protect the peace, health, safety, and welfare of the general public, and the owner or owner's designee shall so respond in person. If the response is due within 24 hours, the owner or owner's designee shall respond either in person, by telephone, or by email. Failure to respond to a complaint as provided herein is a violation of this Article, and the owner shall be deemed responsible for such violation regardless of whether an owner's designee has been assigned.
4. It shall be a civil offense for any person designated as an emergency contact upon request by public safety personnel pursuant to subsection (a) of this section to either fail to respond to the physical location of the short-term rental or vacation rental for which they are a designated emergency contact or fail to arrive within one (1) hour to the physical location of the short-term rental or vacation rental for which they are a designated emergency contact. Failure to respond shall be punished by a minimum fine of five hundred (\$500.00) dollars and failure to arrive within one (1) hour shall be punished by a minimum fine of two hundred fifty (\$250.00) dollars.
5. It shall be a civil offense for the owner of a short-term rental or vacation rental to intentionally, knowingly or recklessly have the owner's emergency contact fail to comply with the requirements of subsection (a). A violation of this subsection shall be punished a minimum fine of five hundred (\$500.00) dollars. Evidence such as failure of an owner to keep contact information current may be considered when determining whether the owner acted intentionally, knowingly or recklessly.

D. Insurance required; failure to maintain; penalty.

1. Unless provided by an online lodging market place that provides primary liability insurance coverage of at least five hundred thousand dollars (\$500,000) for the short-term or vacation rental, every owner of a vacation rental or short-term rental shall maintain liability insurance to cover each vacation rental or short-term rental in the aggregate of a least five hundred thousand dollars (\$500,000).
2. Within thirty (30) days of obtaining a vacation rental license issued pursuant to this article, the owner or owner's designee shall provide evidence to the town of liability insurance to cover the short-term or vacation rental in the aggregate of at least five

hundred thousand dollars (\$500,000) or evidence that each vacation rental or short-term rental transaction will be provided through an online lodging market place that provides equal or greater primary liability insurance coverage for the vacation rental or short-term rental.

3. The owner or owner's designee of vacation rental or short-term rental shall provide proof of compliance with subsection a above upon demand by the town.
4. It shall be unlawful for the owner or operator of a short-term rental or vacation rental to fail to comply with the insurance requirements as specified herein.
5. A violation of this section is a civil offense and shall be punished by a minimum fine of five hundred (\$500.00) dollars. Upon a showing that the owner or operator has obtained the required insurance, the court may reduce the fine pursuant to this section to one hundred (\$100.00).

E. Advertising license number required; penalty.

1. It shall be unlawful for the owner, operator or owner's designee of a short-term rental or vacation rental to fail to display or list a Town short-term rental license number on each advertisement for a short-term rental or vacation rental located within the Town.
2. In addition to the transaction privilege tax license number that must be included in the Short-Term Rental's listing, the Owner shall complete and prominently display the following statement in the Short-Term Rental's Online Lodging Marketplace or other listing:
 - a. All Dwelling units, including Vacation Rentals and Short-term rentals shall have a maximum single family size of 6 adults 18 years of age and older (and their related dependent children under the age of 18 years).
 - b. Non-residential uses, including retail, restaurant, banquet space, event center, or other similar use is prohibited.
3. A violation of this section is a civil offense and shall be punished by a minimum fine of five hundred (\$500.00) dollars. Upon a showing that the owner, operator or owner's designee has come into compliance with this section, the court may reduce the fine pursuant to this section to one hundred (\$100.00).

F. Additional health and public safety regulations.

1. The health and public safety regulations in this section are for the primary purpose of protecting the health and safety of the public as short-term rentals and vacation rentals create unique public health and safety issues.
2. No person owning or operating a short-term rental or vacation rental shall:
 - a. Leave trash or garbage within public view, except in proper collection containers for the purpose of collection in accordance with the residential collection schedule outlined in Article 5-5, Section 5-5-1 of the Carefree Town Code.
3. Any person owning or operating a short-term rental or vacation rental shall ensure that every short-term rental or vacation rental has working smoke alarms and carbon

monoxide (CO) alarms, which may require the installation and maintenance of several detection units and maintained annually as required under National Fire Protection Association (NFPA) 72. The owner or owner's designee shall keep and make available for inspection upon request by the Fire Marshal a record of all inspections and maintenance activities.

4. Fire extinguisher. A portable, multi-purpose fire extinguisher shall be installed, inspected, and maintained as required under NFPA 10 in any kitchen area and on each floor of a short-term or vacation rental and within 20 feet of every outdoor fire feature, fire pit, patio heater, fireplace, or other areas with fire. The extinguisher(s) shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location of the fire extinguisher.
5. Fire Safety and Emergency Evacuation Map. The Owner shall provide and prominently display a map of the short-term rental showing the following information: safe routes of egress in the event of a fire or other emergency; the location of telephone(s) required under this Article; the location of fire detection and suppression equipment; and any additional information relevant to such emergency preparedness measures. Such maps shall include the full property address, emergency information (911), and Owner contact information.
6. Local phone service. At least one working landline, or another similar fixed telephone that operates through cable or a "voice over internet" system, with the ability to call 911 and receive inbound calls shall be available on every floor of the short-term or vacation rental.
7. The owner or owner's designee of a short-term rental or vacation rental shall have the property cleaned between stays. It shall be a defense to any prosecution of this subsection that the owner or owner's designee followed the cleaning standards outlined in the Maricopa County Environmental Health Code, Chapter 10, Section 2 relating to Transient Dwelling Establishments.
8. The owner or owner's designee of a short-term rental or vacation rental shall ensure that the property receives regular (at least bi-monthly) pest control treatments to keep the interior of all buildings and structures and exterior area of the premises free from infestation of insects, rodents, and other noxious pests where such infestation threatens the health, safety, or welfare of a person or persons.
9. The owner of a short-term or vacation rental that includes a swimming pool, spa or hot tub that is accessible to the renters, shall comply with the barrier requirements outlined in Carefree Town Code Chapter 5, Article 5-3 Private Pools Barrier Code. Owners of short-term or vacation rentals shall have six months from the effective date of this article to come into compliance with this subsection.
10. The following notice must be completed in 14-point or larger bold font, on a laminated or otherwise similarly shielded paper, and prominently displayed on the inside of the front door and the primary door to the backyard or a conspicuous location near each such door. The notice shall include information regarding the location of any fire or life safety equipment such as fire extinguishers, and the Town of Carefree nuisance waste disposal regulations.

NOTICE

USE OF THIS PROPERTY FOR ANY OF THE FOLLOWING PURPOSES IS PROHIBITED;
VIOLATORS MAY BE SUBJECT TO SUBSTANTIAL PENALTIES:

- i. Any commercial, industrial, manufacturing, or other non-residential purpose; or
- ii. Operating a retail business, restaurant, event center, banquet space or similar use;
or
- iii. Housing sex offenders; or
- iv. Operating or maintaining a structured sober living home; or
- v. Selling liquor, controlled substances or pornography; or
- vi. Operating any adult-oriented business including nude and topless dancing; or
- vii. Any uses prohibited under A.R.S. § 9-500.39, or federal, state or local law; or
- viii. Any use that constitutes a substantial disturbance of the quiet enjoyment, and peace, health, safety or general welfare of private or public property through a nuisance party or unlawful gathering, including, but not limited to, excessive noise or traffic, obstruction of public streets by crowds or vehicles, public drunkenness, the service of alcohol to minors, fights, disturbances of the peace, litter, spirituous liquor served to, or in the possession of, or consumed by, any minor, or where illegal drugs are in the possession of, or consumed by, any person.
- ix. The occupancy of this premises is limited to a single family of one to six adults and, if any, their related dependent children as defined in Article II of the Carefree Zoning Ordinance.
- x. None of the following may occur where such acts may reasonably be viewed by the public whether at ground level or from a reasonable vantage point of a nearby property, such as a deck or balcony:
 - Urination or defecation;
 - Nudity; or
 - Sexual acts.

UNLESS THE TOWN EXPRESSLY PERMITS SUCH A USE IN WRITING, USE OF THIS
PROPERTY FOR ANY OF THE FOLLOWING PURPOSES IS PROHIBITED; VIOLATORS
MAY BE SUBJECT TO SUBSTANTIAL PENTALTIES:

Use for any nonresidential use, including:

- i. For a special event that would otherwise require a permit or license pursuant to Town ordinance, or a state law or rule; or
- ii. Operating a retail business, restaurant, event center, banquet space, or similar use.

Your local contact person's name is _____ and can be reached by phone 24 hours a day, seven days a week, at _____.

G. Sex offender background checks.

1. Within twenty-four (24) hours of every booking, the owner or owner's designee shall perform a background check on every guest or renter of a short-term rental or vacation rental to ensure that there are no sex offenders at the short-term rental or vacation rental. However, that this requirement may be satisfied by the owner providing evidence that the Online Lodging Marketplace on which the short-term or vacation rental is booked conducted a sex offender background check of every guest.

2. An owner or owner's designee shall retain a printout (either in hard copy or electronic form) of the background check on each guest or renter for twelve (12) months after the booking date. Records of each background check shall be made available for inspection by the Town upon demand during normal business hours.
3. It shall be a civil offense for owners or owners' designees who fail to comply with the requirements of this section and shall be punished by a mandatory minimum fine of one thousand dollars (\$1,000.00). The court shall not suspend any part of any fine required by this section.
4. It shall be a civil offense for a person to intentionally or knowingly book a short-term or vacation rental on behalf of a sex offender when the person booking the reservation will not be staying at the vacation rental or short-term rental. A violation of this subsection shall be punished by a mandatory minimum fine of one thousand dollars (\$1,000.00). The court shall not suspend any part of any fine required by this section.
5. The requirements of this section are satisfied and/or waived if the online lodging marketplace on which the short-term rental or vacation rental is advertised performs the background check.
6. For the purposes of this section, booking means the act of securing a reservation for the use of a short-term or vacation rental.

H. Verified violation penalties.

1. In addition to any other penalty pursuant to this code, and notwithstanding any other law, the following civil penalties shall be imposed by the Town upon the owner of a short-term rental or vacation rental related to the same short-term rental property within the same twelve-month period:
 - a. Up to \$500 or up to an amount equal to one night's rent for the short-term rental as advertised, whichever is greater, for a first verified violation.
 - b. Up to \$1,000 or up to an amount equal to two nights' rent for the short-term rental as advertised, whichever is greater, for the second verified violation.
 - c. Up to \$3,500 or up to an amount equal to three nights' rent for the short-term rental as advertised, whichever is greater, for a third verified violation and any subsequent violation.
2. If multiple violations arise out of the same response to an incident at a short-term rental or vacation rental, those violations are considered one violation for the purpose of assessing the civil penalties provided in this section.
3. Unless an appeal is filed in a timely manner pursuant to Section 6-8-3, Subsection K, a civil penalty assessed pursuant to this section shall be due within thirty (30) days of the initial notice sent to the owner by the Town. For purposes of this section, written notice includes but is not limited to a notice sent by electronic means, US mail or hand delivered.

I. – Reserved.

6-8-5 NEIGHBOR NOTIFICATION.

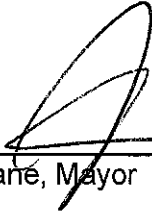
A. Neighbor Notification.

1. Prior to offering a short-term rental or vacation rental for rent for the first time, the owner or owner's designee is required to notify all single-family residential properties adjacent to, directly and diagonally across the street from the property, or in a multi-family residential building to all units on the same building floor. After providing such notification, the owner or owner's designee shall attest compliance on a form prescribed by the Town Administrator or designee and contain the following information:
 - a. The short-term rental license number required by this Article;
 - b. The address of each property notified;
 - c. How the notification was provided; and
 - d. The name and contact information of the person attesting to compliance.
2. The notification required by subsection a above is also required anytime the contact information for the short-term rental or vacation rental changes. Notification pursuant to this subsection shall occur within fifteen (15) business days.
3. The notice required by this section shall be in writing and include the following information. For purposes of this section, written notice includes notice sent by electronic means, US mail or hand delivered:
 - a. The short-term rental license number issued pursuant to this article;
 - b. The physical address of the short-term rental or vacation rental;
 - c. The name, address, and the twenty-four (24) hour telephone number of the emergency point of contact; and
 - d. The name, address, and telephone number of the owner, or of the owner's designee who is responsible for responding to complaints.
4. Short-term rentals or vacation rentals that are lawfully operating prior to the effective date of this section must comply with this section within 30 days of obtaining a vacation rental license required by this article.
5. It shall be unlawful to operate a short-term rental or vacation rental without complying with the notification requirements in this section.
6. A violation of this section is a civil offense and shall be punished by a minimum fine of five hundred (\$500.00) dollars. Upon a showing that the owner or owner's designee has come into compliance with this section, the court may reduce the fine pursuant to this section to one hundred (\$100.00).

PASSED, ADOPTED AND APPROVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAREFREE, ARIZONA, this 7th day of February, 2023.

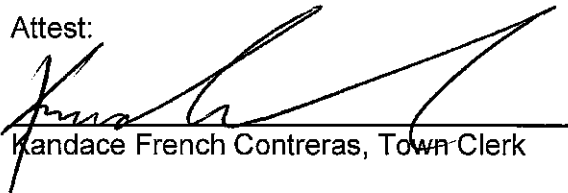
Ayes 7 Noes 0 Abstentions 0 Absent 0

TOWN OF CAREFREE



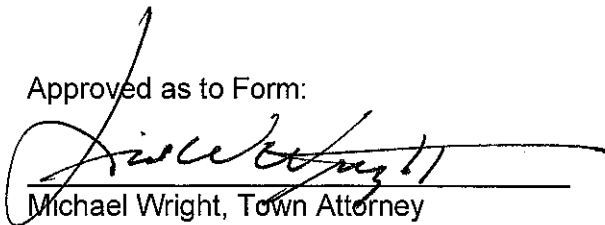
John Crane, Mayor

Attest:



Wandace French Contreras, Town Clerk

Approved as to Form:



Michael Wright, Town Attorney

