

ORDINANCE NO. 753-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PAGE, ARIZONA, AMENDING THE PAGE CITY CODE OF ORDINANCES BY ADDING CHAPTER 113: SHORT-TERM RENTAL REGULATIONS.

WHEREAS, Ariz. Rev. Stat. § 9-500.39 as amended allows for cities and towns to regulate short-term rentals, including the requirement to obtain a license;

WHEREAS, the City Council has determined that certain regulations and licensing requirements are needed to protect the public's health and safety.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Page, as follows:

Section 1. Chapter 113: Short Term Rental Regulations as set forth in "Exhibit A," is hereby adopted and approved.

Section 2. "Exhibit A" as attached hereto is incorporated herein by reference and is hereby declared a public record. A minimum of one paper copy and one electronic copy of Exhibit A shall be maintained in compliance with A.R.S. § 44-7041 in the office of the City Clerk and shall be available for public inspection during normal business hours.

Section 3. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference, are hereby repealed.

Section 4. The effective date of this Ordinance shall be September 1, 2026.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the Code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. Any person found responsible for violating this Ordinance shall be subject to the penalties set forth in the following Sections in Exhibit A:

Sec. 113.02. Vacation rental license required; invalid license; penalties.

...

(d) A violation of this section is a civil offense and shall be punished by a fine of not less than one thousand dollars (\$1,000.00) per violation. The court shall not suspend any part of any fine required by this section.

Sec. 113.03. License fees.

...

- (b) If the applicant failed to apply for a vacation rental license upon receiving written notice from the city of the requirement to do so, the applicant shall pay an additional one-thousand-dollar (\$1,000.00) 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, United States mail or hand delivered to the physical location of the vacation rental or short-term rental or the address on file with the county assessor 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.

Sec. 113.07. License revocation.

The city manager or designee shall immediately revoke a license if any grounds for denial exist for a vacation rental license that already has been issued.

Sec. 113.08. Reapplication after denial or revocation.

No person who has had a vacation rental license denied or revoked pursuant to this article may apply for another vacation 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 hearing officer 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 113.06(a)(1) 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.

Sec. 113.09. License suspension; term of suspension.

...

(c) Any final suspension shall be for a period of one (1) year except that a hearing officer may reduce the suspension period to a period of six (6) months upon a finding that the owner of the vacation rental or short-term rental has taken substantial and significant steps to prevent the reoccurrence of the actions that led to the suspension.

Sec. 113.11. Appeals.

...

- (e) Any final suspension shall be for a period of one year, except that a hearing officer may reduce the suspension period to a period of six months upon a finding that the owner has made reasonable attempts to prevent nuisance activities and violations from occurring at the short-term rental.

Sec. 113.15. Failure to respond to an emergency; penalties.

...

- (c) 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 vacation rental or short-term rental for which they are a designated emergency contact or fail to arrive within one (1) hour to the physical location of the vacation rental or short-term rental for which they are a designated emergency contact. Failure to respond shall be punished by a minimum fine of five hundred dollars (\$500.00) and failure to arrive within one (1) hour shall be punished by a minimum fine of two hundred fifty dollars (\$250.00).
- (d) It shall be a civil offense for the owner of a vacation rental or short-term 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 by a minimum fine of five hundred

dollars (\$500.00). 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.

Sec. 113.16. Insurance required; failure to maintain insurance; penalty.

...

- (e) A violation of this section is a civil offense and shall be punished by a minimum fine of five hundred dollars (\$500.00). 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 dollars (\$100.00).

Sec. 113.17. Advertising license number required; penalty.

...

- (b) A violation of this section is a civil offense and shall be punished by a minimum fine of five hundred dollars (\$500.00). 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 dollars (\$100.00).

Sec. 113.19. Verified violation penalties.

- (a) In addition to any other penalty pursuant to this code, and notwithstanding any other law, the following civil penalties shall be imposed by the city upon the owner of a vacation rental or short-term rental related to the same vacation rental or short-term rental property within the same twelve-month (12) period:
 - (1) Up to \$500.00 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 a first verified violation.
 - (2) Up to \$1,000.00 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 \$3,500.00 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 verified violation and any subsequent violation.
- (b) If multiple violations arise out of the same response to an incident at a vacation rental or short-term rental, those violations are considered one violation for the purpose of assessing the civil penalties provided in this section.
- (c) Unless an appeal is filed in a timely manner pursuant to section 113.11, 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 city. For purposes of this section, written notice includes, but is not limited to, a notice sent by electronic means, United States mail or hand delivered.

Sec. 113.20. Neighbor notification.

...

- (f) A violation of this section is a civil offense and shall be punished by a minimum fine of five hundred dollars (\$500.00). 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 dollars (\$100.00).
- (g) For purposes of this section, adjacent shall mean the condition of being near to or close to but not necessarily having a common dividing line, i.e., two (2) properties which are separated only by a street or alley shall be considered as adjacent to one another.

Section 7. The City Clerk is authorized to correct typographical and grammatical errors, as well as errors of wording and punctuation, as necessary; and that the City Clerk is authorized to make formatting changes needed for purposes of clarity and form, if required, to be consistent with the Page City Code of Ordinances.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this 24th day of June, 2026, by the following vote:

| | |
|-------------|----------|
| Ayes | <u>5</u> |
| Nays | <u>2</u> |
| Abstentions | <u>0</u> |
| Absent | <u>0</u> |

CITY OF PAGE

By Steven R. Kolman
Mayor

ATTEST:

[Signature]
CITY CLERK

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY



EXHIBIT ON FILE AT THE PAGE CITY CLERK'S OFFICE:
697 Vista Ave., Page, AZ