

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in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference, are hereby repealed.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. Kolmace
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

CHAPTER 113 SHORT-TERM RENTAL REGULATIONS

Sec. 113.01. Purpose.

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

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

- (a) Effective September 1, 2026, no person shall operate a vacation rental or short-term rental as defined in section 152.045(BB) in the city without first having obtained a current vacation rental license from the city and paying the applicable fees. A separate current vacation rental license is required for each house or rental dwelling unit where a vacation rental or short-term rental is operated.
- (b) No person shall operate a vacation rental or short-term rental in the city with an expired, suspended or revoked vacation rental license.
- (c) Representations or advertisements including online listings that reference the property, house or dwelling unit location within the city is prima facie evidence that a vacation rental or short-term rental is operating in the city.
- (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.

- (a) Every application, including any renewal application, for a short-term rental license under this chapter shall be accompanied by payment of a nonrefundable fee prescribed in the city's then-current consolidated fee schedule.
- (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.
- (c) The amount of any license fee and any penalty imposed by the provisions of this article shall be deemed a debt to the city. An action may be commenced in the name of the city in any court of competent jurisdiction for the amount of any delinquent license fee and penalties.

Sec. 113.04. Term of license; transfer.

- (a) A vacation 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.
- (b) No license shall be transferable either as to location or as to person.

Sec. 113.05. Application for license.

- (a) An applicant for a vacation rental license including for a renewal application shall file an application on a form prescribed by the city manager or designee and contain the following information:
 - (1) The physical address of the house or dwelling unit to be used as a vacation rental or short-term rental.
 - (2) The name, address, email and telephone number of the owner of the vacation rental or short-term rental. If the owner is a fictitious person, the name, address, email and phone number of the owner's statutory agent.
 - (3) The name, address, email and telephone number of the owner's designee, if any. The owner shall certify that the owner's designee is authorized to act upon the owner's behalf.
 - (4) 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 vacation rental or short-term rental. An individual pursuant to this subsection must be a real person and cannot be a fictitious person.
 - (5) Agreement by the owner and each designee to comply with all applicable laws, regulations, and ordinances.
 - (6) 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 (5) years.
 - (7) Proof of a valid transaction privilege tax license.
 - (8) 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).

Sec. 113.06. License issuance; denial.

- (a) The city shall issue a vacation rental license within seven (7) business days after receipt of a complete application unless grounds for denial exist as follows:
 - (1) Failure to provide the information required by this article;
 - (2) Failure to pay the required license fee(s) including any penalties;
 - (3) At the time of application, the owner has a revoked or suspended license for the same vacation rental or short-term rental or any of the following applies: (a) one violation at the short-term rental that resulted in or constituted any of the offenses described in section 113.09; or (b) three violations of this chapter at a short-term rental within the city within a 12-month period, not including an aesthetic, solid waste disposal or vehicle parking violation that is not also a serious threat to public health and safety;
 - (4) The applicant has provided false information;
 - (5) 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
 - (6) Any grounds for revocation or suspension of a vacation rental license exist for the specific license application.
- (b) The city manager 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.

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.

- (a) The city manager or designee shall initiate suspension proceedings against a vacation rental license for any of the following:
 - (1) 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.
 - (2) 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 owner of the vacation rental or short-term rental or by the 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 owner of the vacation rental or short-term rental or the owner's designee;
 - (c) An owner of the vacation rental or short-term 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
 - (d) An owner of the vacation rental or short-term rental or the 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 this code or a state law or rule or for a retail, restaurant, banquet space or other similar use.
- (b) The city manager or designee shall give notice of any suspension, and the right of appeal from the suspension, as provided for in this article.
- (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. 113.10. Information updates.

All applicants and persons holding licenses issued pursuant to this article shall give written notice to the city manager 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 113.05 is deemed to be material for purposes of this section. This information shall be provided to the city manager or designee by the licensee or the effected person, as applicable, within ten (10) business days of any such change.

Sec. 113.11. Appeals.

- (a) Any person aggrieved by any decision with respect to the denial of or a refusal to issue a short-term rental license or the suspension of a short-term rental license may appeal the decision by filing a written notice of appeal requesting a hearing with the city manager no later than 15 days from the date of the decision letter. The notice of appeal shall be on a form approved by the city.
 - (b) This section is not applicable to any penalty or fines imposed by a court.
 - (c) An appeal under this section does not operate as a stay of the license suspension.
 - (d) If the owner or owner's designee timely requests a hearing, the city shall schedule a hearing date before a civil hearing officer within 30 days of receipt of the request and give written notice to the owner or owner's designee of the scheduled date.
 - 1. The hearing shall be held during regular city business hours.
 - 2. All proceedings before the hearing officer shall be informal and without a jury, except that testimony shall be given under oath or affirmation. The rules of evidence do not apply, except for statutory provisions relating to privileged communications, and the hearing officer may permit any evidence deemed relevant to the issues at hand to be admitted. No prehearing discovery shall be permitted, except under extraordinary circumstances as determined by the hearing officer. The city is required to prove violations of this chapter by a preponderance of the evidence.
 - 3. The hearing officer is authorized to make such orders as may be necessary or appropriate to fairly and efficiently determine the truth and decide the case at hand.
 - 4. The hearing may be continued one time by the hearing officer upon the written request of either party for good cause.
 - 5. The owner and the city shall each be given an opportunity to present their respective cases. The city shall present its case first and each presentation may include:
 - a. Sworn testimony;
 - b. Submission of evidence;
 - c. Presentation of witnesses;
 - d. Cross-examination;
 - e. Opening and closing statements.
- The owner and city shall each be limited to two hours for testimony, presentation, cross-examination and statements unless the hearing officer, for good cause shown, extends the time.
- 6. The hearing officer shall render a written decision within 15 days of the close of the hearing.
 - 7. If the owner or owner's designee fails to appear at the scheduled hearing, the hearing officer shall enter an order in favor of the city.
 - 8. The hearing officer's order shall be mailed to the owner or owner's designee by certified, return receipt requested mail.
 - 9. The hearing shall be recorded by an electronic recording device.

- (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. 113.12. City use of license information.

Unless otherwise provided for by law, the city 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 city updates and reminders to keep required information updated with the city.

Sec. 113.13. Compliance with laws.

- (a) A vacation rental or short-term 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, traffic control, pollution control, noise, property maintenance, and nuisance abatement.
- (b) To protect the health, safety, and general welfare of all short-term rental occupants, short-term rentals must meet the minimum standards for habitable structures set forth in this Code or any other city law, rule or regulation. The city may require inspection if it has probable cause to believe that the short-term rental is not compliant with the city's fire, building, or zoning requirements.
- (c) No person including an owner or operator shall operate a vacation rental or short-term rental in violation of this section.

Sec. 113.14. Non-residential usage by vacation rentals or short-term rentals prohibited.

- (a) No vacation rental or short-term rental may be used for any non-residential use or purpose including but not limited to any of the following:
 - 1. Any commercial, industrial, manufacturing, or other non-residential purpose; or
 - 2. Operating a retail business, restaurant, event center, banquet center or similar use; or
 - 3. Housing sex offenders; or
 - 4. Operating or maintaining a structured sober living home; or
 - 5. Selling liquor, controlled substances or pornography; or
 - 6. Operating any adult-oriented business including nude and topless dancing; or
 - 7. 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 unruly gathering, including, but not limited to, excessive noise or traffic, obstruction of public streets by crowds or vehicles, 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.
- (b) 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 a special event that would otherwise require a permit or license pursuant to any City of Page regulation or a state law or rule.
- (c) No person including, but not limited to, an owner, owner's designee, tenant, guest, business, vendor or operator shall operate a vacation rental or short-term rental in violation of this section.

- (d) Representations or advertisements including online listings that advertise one of the prohibited activities pursuant to this section that reference a vacation rental or short-term rental property, house or dwelling unit location within the city is prima facie evidence that a vacation rental or short-term rental is operating in violation of this section.

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

- (a) In the event of an emergency, any person designated as an emergency contact pursuant to section 113.05 upon the request of public safety personnel shall respond in-person within one (1) hour to the physical location of the vacation rental or short-term rental for which they are a designated emergency contact.
- (b) 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 vacation rental or short-term rental for a call for service including responding to a nuisance party or unlawful gathering.
- (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.

- (a) 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 vacation rental or short-term 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 at least five hundred thousand dollars (\$500,000).
- (b) 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 city of liability insurance to cover the vacation rental or short-term 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.
- (c) 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 city.
- (d) It shall be unlawful for the owner or operator of a vacation rental or short-term rental to fail to comply the requirements of this section.
- (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.

- (a) It shall be unlawful for the owner, operator or owner's designee of a vacation rental or short-term rental to fail to display or list a city vacation rental license number on each advertisement for a vacation rental or short-term rental located within the city.
- (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. 113.18. Additional health and public safety regulations.

- (a) The health and public safety regulations in this section are for the primary purpose of protecting the health and safety of the public as vacation rentals and short-term rentals create unique public health and safety issues.
- (b) No person owning or operating a vacation rental or short-term rental shall leave trash or garbage within public view, except in proper collection containers for the purpose of collection in accordance with Chapter 50 of the City of Page Code of Ordinances.
- (c) Any person owning or operating a vacation rental or short-term rental shall ensure that every vacation rental or short-term rental has working smoke alarms, which may require the installation and maintenance of several detection units and maintained annually as required under National Fire Protection Association (NFPA) 72.
- (d) The owner or owner's designee of a vacation rental or short-term rental shall provide and prominently display a map of the floor plan of the property showing the following information: safe routes of egress in the event of a fire or other emergency; 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/emergency contact information.
- (e) The owner or owner's designee of a vacation rental or short-term rental shall have the property cleaned between stays.
- (f) The owner of a vacation rental or short-term rental that includes a swimming pool or other applicable aquatic structure that is accessible to the renters, shall comply with all applicable regulations and requirements. Owners of vacation rentals or short-term rentals shall have six months from the effective date of this article to come into compliance with this subsection.
- (g) 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 shall include the City of Page waste disposal regulations found in Chapter 50 of the City of Page Code of Ordinances.

NOTICE

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

1. Any commercial, industrial, manufacturing, or other non-residential purpose; or

2. Operating a retail business, restaurant, event center, banquet center or similar use; or
3. Housing sex offenders; or
4. Operating or maintaining a structured sober living home; or
5. Selling liquor, controlled substances or pornography; or
6. Operating any adult-oriented business including nude and topless dancing; or
7. Any uses prohibited under A.R.S. § 9-500.39, or federal, state or local law; or
8. Any use that disturbs neighboring properties' peace and enjoyment including, but not limited to, excessive noise, impeding traffic, obstruction of public streets by crowds or vehicles, use or possession of illegal drugs, drinking in public areas, the service of alcohol to minors or consumption of alcohol by minors, fighting, disturbing the peace, and/or littering.
9. 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:
 - a. Urination or defecation;
 - b. Nudity; or
 - c. Sexual acts.

UNLESS THE CITY 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 PENALTIES:

Use for any nonresidential use, including:

1. For a special event that would otherwise require a permit or license pursuant to city ordinance, or a state law or rule; or
2. 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 ____-____-____.

City of Page Vacation Rental License # _____.

Arizona TPT License # _____.

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.

- (a) Prior to offering a vacation rental or short-term 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 city manager or designee and contain the following information:
 - (1) The vacation rental license number required by this article;
 - (2) The address of each property notified;
 - (3) How the notification was provided; and
 - (4) The name and contact information of the person attesting to compliance.
- (b) The notification required by subsection (a) above is also required anytime the contact information for the vacation rental or short-term rental changes. Notification pursuant to this subsection shall occur within fifteen (15) business days.
- (c) The notice required by this section shall be in writing and include the following information: the vacation rental license number issued pursuant to this article, the physical address of the vacation rental or short-term rental, and the name, address, and twenty-four (24) hour telephone number of the emergency point of contact. For purposes of this section, written notice includes notice sent by electronic means, United States mail or hand delivered.
- (d) Vacation rentals or short-term rentals that are lawfully operating prior to the effective date of this section must comply with this section within thirty (30) days of obtaining a vacation rental license required by this article.
- (e) It shall be unlawful to operate a vacation rental or short-term rental without complying with the notification requirements in this section.
- (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.