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SB 1554 SHORT-TERM RENTAL ENFORCEMENT; PENALTIES (AS AMENDED)

- Allows cities to regulate (not prohibit) short-term rentals based on classification, use or occupancy, so long as the regulation is reasonably adopted.
- Allows cities to reasonably adopt and enforce residential use and zoning ordinances for new short-term rentals and existing short-term rentals once the existing short-term rental property changes its title or ownership.
- Allows cities to require the owner of a short-term rental to license or register the short-term rental with the City.
- Allows cities to restrict the occupancy of a short-term rental to the lesser of: 1) the occupancy limits of the city; or, 2) two adults per bedroom plus two adults.
- Creates a state regulation prohibiting the advertisement of short-term rentals that exceeds the occupancy limits of the dwelling.
- Removes short-term rentals from the chapter in Arizona statutes which regulates long-term residential rentals. (*Note: This action is referred to as “decoupling,” and would have the effect of treating short-term rentals separately from long-term rentals).

This bill passed out of the Senate on a 23-5 (2 not voting) vote. The bill will now be transmitted to the House of Representatives where it will be assigned to a committee for further consideration. Updates to this document will continue as the bill progresses.

***Note: The language of any legislative bill, this one included, is constantly subject to change and amendment up until it is finally approved by both the State Senate and House of Representatives. This document will be updated based on any such amendments.**