

Exhibit A

S.B. 1350

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Title 9, chapter 4, article 8, Arizona Revised Statutes, is
3 amended by adding section 9-500.38, to read:

4 9-500.38. Limitations on regulation of vacation rentals and
5 short-term rentals; state preemption; definitions

6 A. A CITY OR TOWN MAY NOT PROHIBIT VACATION RENTALS OR SHORT-TERM
7 RENTALS.

8 B. A CITY OR TOWN MAY NOT RESTRICT THE USE OF OR REGULATE VACATION
9 RENTALS OR SHORT-TERM RENTALS BASED ON THEIR CLASSIFICATION, USE OR
10 OCCUPANCY. A CITY OR TOWN MAY REGULATE VACATION RENTALS OR SHORT-TERM
11 RENTALS FOR THE FOLLOWING PURPOSES:

12 1. PROTECTION OF THE PUBLIC'S HEALTH AND SAFETY, INCLUDING RULES AND
13 REGULATIONS RELATED TO FIRE AND BUILDING CODES, HEALTH AND SANITATION,
14 TRANSPORTATION OR TRAFFIC CONTROL, SOLID OR HAZARDOUS WASTE AND POLLUTION
15 CONTROL, AND DESIGNATION OF AN EMERGENCY POINT OF CONTACT, IF THE CITY OR
16 TOWN DEMONSTRATES THAT THE RULE OR REGULATION IS FOR THE PRIMARY PURPOSE OF
17 PROTECTING THE PUBLIC'S HEALTH AND SAFETY.

18 2. ADOPTING AND ENFORCING RESIDENTIAL USE AND ZONING ORDINANCES,
19 INCLUDING ORDINANCES RELATED TO NOISE, PROTECTION OF WELFARE, PROPERTY
20 MAINTENANCE AND OTHER NUISANCE ISSUES, IF THE ORDINANCE IS APPLIED IN THE
21 SAME MANNER AS OTHER PROPERTY CLASSIFIED UNDER SECTIONS 42-12003 AND
22 42-12004.

23 3. LIMITING OR PROHIBITING THE USE OF A VACATION RENTAL OR SHORT-TERM
24 RENTAL FOR THE PURPOSES OF HOUSING SEX OFFENDERS, OPERATING OR MAINTAINING A
25 STRUCTURED SOBER LIVING HOME, SELLING ILLEGAL DRUGS, LIQUOR CONTROL OR
26 PORNOGRAPHY, OBSCENITY, NUDE OR TOPLESS DANCING AND OTHER ADULT-ORIENTED
27 BUSINESSES.

28 C. THIS SECTION DOES NOT EXEMPT AN OWNER OF A RESIDENTIAL RENTAL
29 PROPERTY, AS DEFINED IN SECTION 33-1901, FROM MAINTAINING WITH THE ASSESSOR
30 OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED INFORMATION REQUIRED UNDER
31 TITLE 33, CHAPTER 17, ARTICLE 1.

32 D. FOR THE PURPOSES OF THIS SECTION:

33 1. "TRANSIENT" HAS THE SAME MEANING PRESCRIBED IN SECTION 42-5070.

34 2. "VACATION RENTAL" OR "SHORT-TERM RENTAL" MEANS ANY INDIVIDUALLY OR
35 COLLECTIVELY OWNED SINGLE-FAMILY OR ONE-TO-FOUR-FAMILY HOUSE OR DWELLING UNIT
36 OR ANY UNIT OR GROUP OF UNITS IN A CONDOMINIUM, COOPERATIVE OR TIMESHARE,
37 THAT IS ALSO A TRANSIENT PUBLIC LODGING ESTABLISHMENT OR OWNER-OCCUPIED
38 RESIDENTIAL HOME OFFERED FOR TRANSIENT USE IF THE ACCOMMODATIONS ARE NOT
39 CLASSIFIED FOR PROPERTY TAXATION UNDER SECTION 42-12001. VACATION RENTAL AND
40 SHORT-TERM RENTAL DO NOT INCLUDE A UNIT THAT IS USED FOR ANY NONRESIDENTIAL
41 USE, INCLUDING RETAIL, RESTAURANT, BANQUET SPACE, EVENT CENTER OR ANOTHER
42 SIMILAR USE.