



This guide is for Scottsdale residents who want to know more about the laws that apply to short-term and vacation rentals in Scottsdale, including the quickest to report issues and concerns. The city also publishes guides for short-term rental owners and guests to encourage them to be good neighbors and obey Scottsdale's laws. Review those guides and find more information at [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "short-term rentals."

## What are vacation rental and short-term rental properties?

Vacation rentals or short-term rentals are residential properties offered for rent for less than 30 days. Under state law, the city cannot prohibit short-term rentals. They are allowed in apartments, condominiums and townhomes, and single-family neighborhoods, unless they are prohibited through a private agreement, such as deed restrictions. Guest houses and guest rooms cannot be rented independently of the main house, they may only be rented together.

Rental properties cannot be offered for rent or rented solely for non-residential activities such as corporate events, bachelor or bachelorette parties or weddings.

## What does Scottsdale require of rental property owners?

Scottsdale Ordinance 4566 requires rental property owners/operators to obtain a Scottsdale license for each property and comply with several safety, health and neighborhood notification requirements. This City of Scottsdale license is in addition to county and state requirements. Read the ordinance at [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "short-term rentals."

## What is and is not allowed at a short-term rental property?

Activities that are legal at a private residence are legal at a short-term rental, like yard games, swimming, playing music at a reasonable level, gatherings, bounce houses, smoking tobacco or marijuana and drinking alcohol. Someone renting a property can have guests over, and can park in the street unless there are private restrictions in place.

Short-term rentals (the same as with private residences) are not allowed to be used for nuisance parties, unlawful gatherings, or other criminal activity.

A **nuisance party** is a social activity or special occasion conducted in a manner that causes substantial neighborhood disturbance. This includes excessive noise and traffic, obstruction of public streets, public drunkenness, underage drinking, fights, disturbances of the peace and litter.

**Excessive noise** is an activity or gathering that disturbs the peace or quiet of a residence or neighborhood from the perspective of a reasonable person of normal sensibilities. Examples of noise that could be considered excessive are sound levels so loud it wakes you from sleep or prevents you from watching television inside your home.

If a rental property is hosting a nuisance party or causing excessive noise, typically, the fastest way to resolve it is for you to call the emergency contact registered for the property and inform them of the problem.

Scottsdale's Short-Term Rental Resource Center is a database of properties that includes emergency contact information for each registered short-term/vacation rental in the city – find it at [STR.ScottsdaleAZ.gov](http://STR.ScottsdaleAZ.gov).

If the emergency contact does not resolve the issue, call the Scottsdale Police Department non-emergency line at 480-312-5000. See the next section for tips about how to assist police in following-up on a complaint.

## How can I document a nuisance party to aid the city's enforcement process?

When investigating a nuisance party complaint, police officers consider the “totality of the circumstances.” Audio or video recordings (taken from a safe place) can help officers accurately understand what may have been happening before their arrival. Stationary home security cameras or microphones are often a great tool, as well as apps or devices that can show archivable decibel readings. Providing your information helps responding officers collect any evidence you may have.

Find links to Scottsdale's ordinances at [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search “short-term rentals.”

## How many people are allowed at a rental property?

Scottsdale's Zoning Ordinance limits occupancy of all single-family properties and multi-family units to a maximum family size of six adults plus their related dependent children. However, more people may be present (and allowed) during periods of time for reasons that are not unlawful, such as family gatherings and birthday parties.

For this reason, proving a violation of the “six adults” rule is extremely difficult. Instead, the enforcement focus is on negative impacts of occupancy such as nuisance parties and criminal activity, rather than the occupancy itself. For example, a quiet gathering of 15 adults may present no negative impacts to neighbors, while a rowdy group of five may behave in ways that violate Scottsdale's Nuisance Party and Unlawful Gatherings Ordinance.

When the city becomes aware that a property is advertising for groups larger than six adults and related dependent children, the individual listing the property is contacted to ensure they are complying with the city's ordinance.

## What can I do if I'm having an issue with a short-term rental in my neighborhood?

Consult the table below for the best ways to deal with issues in your neighborhood. Please note that reporting the same issue in multiple places simultaneously will not generate a quicker response – in fact it can slow the responses as staff work to clarify and collaborate on which issues need to be addressed.

### For life-threatening emergencies and crimes in progress, dial 911

**When the occupants of a rental property are disturbing you through unreasonable noise, illegal parking, or other activity**

**Contact the rental's emergency contact or owner.**

Emergency contact and rental owner information can be found at [STR.ScottsdaleAZ.gov](http://STR.ScottsdaleAZ.gov).

**If calling the emergency contact does not resolve the problem with behavior of the occupants of a rental property:**

**Contact the Scottsdale Police Non-Emergency Line at 480-312-5000.**

Emergency contact and rental owner information can be found at [STR.ScottsdaleAZ.gov](http://STR.ScottsdaleAZ.gov).

Note: Police calls are prioritized based on the level of immediate emergency. Because nuisance parties and excess noise don't usually meet the criteria of a high-priority call, it may be a little while before an officer responds.

**When a property is operating without a license, or for issues with the property like lighting, overflowing trash, litter, or general maintenance and upkeep**

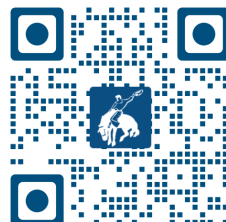
**Report property violations online via Scottsdale EZ** ([ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search “EZ”)

**or call Scottsdale Code Enforcement at 480-312-2546.**

Note: Code Enforcement complaints are usually addressed within two business days.

## Short-term/Vacation Rental Resource Page

ScottsdaleAZ.gov, search “short-term rental” or scan the code to the right.



- Police & Fire Emergency - 911
- Non-emergency Police – 480-312-5000
- Code Enforcement: 480-312-2546
- General City Questions – 480-312-3111