



TOWN OF JEROME

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ORDINANCE NO. 480

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, AMENDING THE JEROME TOWN CODE BY THE ADDITION OF NEW ARTICLE 8-7, "SHORT-TERM RENTAL REGULATION"

WHEREAS, the Jerome Town Council is committed to maintaining Jerome's small town character, scenic beauty, and natural resources that are the foundation of its economic strength and quality of life, and intend to safeguard the public health and safety of the residents of Jerome and their visitors and guests while preserving the residential character of neighborhoods, minimizing nuisances, and providing equity with other residential and commercial uses; and

WHEREAS, to that end, the Town Council wishes to adopt Code provisions to protect the public's health and safety in residential neighborhoods;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, AS FOLLOWS:

Section 1. Amendments to the Jerome Town Code as set forth in that certain document known as "ARTICLE 8-7, JEROME TOWN CODE, SHORT-TERM RENTAL REGULATION," three copies of which are on file in the office of the Town Clerk of the Town of Jerome, Arizona, which document was made a public record by Resolution No. 633 of the Town of Jerome, Arizona, are hereby referred to, adopted and made a part hereof as if fully set out in this ordinance.

Section 2. Following its adoption, this Ordinance shall be published by the Town Clerk in accordance with the requirements of A.R.S. § 39-203 *et seq.*

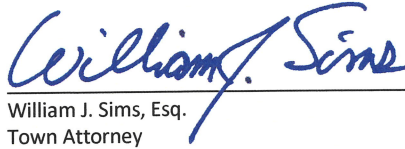
Section 3. All ordinances or parts of ordinances that are in conflict with the provisions of this Ordinance are hereby repealed to the extent of their inconsistency herewith.

Section 4. Should any section or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance, any provision incorporated by reference and any other provision of the Town Code as a whole or any part thereof other than the part so declared invalid.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF JEROME, YAVAPAI COUNTY, ARIZONA, THIS 8th DAY OF FEBRUARY 2022.


Dr. Jack Dillenberg, Mayor

APPROVED AS TO FORM:


William J. Sims, Esq.
Town Attorney

ATTEST:


Candace Gallagher, Town Manager/Clerk

Date of first reading: 1/11/2022

Dates of publication: 2/16/22; 2/23/22

Date of adoption: 2/8/2022

Date of posting: 2/10/22

Voting record at adoption:

	MOVED	SECONDED	AYE	NAY	ABSENT	ABSTAIN
BARBER	X		X			
DILLENBERG			X			
HARVEY		X	X			
MOORE			X			
WORTH			X			

**ARTICLE 8-7
JEROME TOWN CODE**

SHORT-TERM RENTAL REGULATION

RESOLUTION 633 ADOPTED 1/11/22

ARTICLE 8-7 **Short-Term Rental Regulation**

- 8-7-1 Title.
- 8-7-2 Findings and Purpose.
- 8-7-3 Definitions.
- 8-7-4 Emergency Contact.
- 8-7-5 Use Regulations.
- 8-7-6 Penalties.

Section 8-7-1 **Title**

This Article shall be known as the Town of Jerome Short-Term Rental Regulation Article.

Section 8-7-2 **Findings and Purpose.**

The Town of Jerome is committed to maintaining its small town character, scenic beauty, and natural resources that are the foundation of its economic strength and quality of life. The purpose of this Article is to safeguard the public health and safety of the residents of Jerome and their visitors and guests while preserving the residential character of neighborhoods, minimizing nuisances, and providing equity with other residential and commercial uses. Therefore, the Town does hereby adopt the following provisions in an attempt to protect the public's health and safety in residential neighborhoods.

Section 8-7-3 **Definitions.**

For the purpose of this Article, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

"Emergency point of contact" means the owner or owner's designee who is located within 25 miles of the vacation rental, short-term rental, or transient lodging establishment and who is available 24 hours per day, seven days per week for the purpose of responding in person, telephonically, or by electronic mail to complaints, emergencies, or other incidents at the property in a timely manner.

"Transient" means any person who either at the person's own expense or at the expense of another obtains lodging space or the use of lodging space on a daily or weekly basis, or any other basis for less than 30 consecutive days.

"Transient lodging" means the business of operating for occupancy by transients a hotel or motel, including an inn, tourist home or house, dude ranch, resort, campground, studio or bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, mobile home or house trailer at a fixed location, or other similar structure, and also including a space, lot, or slab that is occupied or intended or designed for occupancy by transients in a mobile home or trailer furnished by them for such occupancy. Transient lodging does not include those exceptions identified in A.R.S. § 42-5070(B).

"Vacation rental" or "short-term rental" means any individually or collectively owned single-family or one- to four- family house or dwelling unit or any unit or group of units in a condominium, cooperative, or timeshare that is also a transient public lodging establishment or owner-occupied residential home offered for transient use if the accommodations are not classified for property taxation under A.R.S. § 42-12001. "Vacation rental" and "short-term rental" do not include a unit that is used for any nonresidential use, including retail, restaurant, banquet space, event center, or another similar use.

Section 8-7-4 Emergency contact.

Before renting the property or offering the property for rent, the owner of any vacation rental, short-term rental, or transient lodging establishment shall provide the town with the name, address, e-mail address, and phone number of an emergency point of contact who is available 24 hours per day, seven days per week for the purpose of responding in a timely manner to any complaints, emergencies, or other incidents at the property.

The owner shall notify the Town, in writing, of all changes in the emergency contact information required by this section, not less than 10 days prior to the effective date of the change. The emergency point of contact shall be responsible to ensure that the occupants and guests of the property do not create unlawful noise disturbances, engage in disorderly conduct, or violate provisions of the Jerome Town Code or any state law. Upon notification from the Town that any occupant or guest of the property has created unlawful noise or disturbances, engaged in disorderly conduct, or committed violations of provisions of the Jerome Town Code or any state law, the emergency point of contact shall respond in a timely and appropriate manner to prevent such conduct. The phrase "in a timely and appropriate manner" shall mean telephonic or in-person contact with the occupants of the property and the Town or the Town's designee within 60 minutes of a call for each incident.

The contact information for the emergency point of contact shall be posted in a prominent and visible location inside the short-term rental, vacation rental, or transient lodging establishment.

Section 8-7-5 Use regulations.

The Jerome Zoning Ordinance district regulations shall be applied to a short-term rental, vacation rental, or transient lodging establishment in the same manner as other property classified under A.R.S. §§ 42-12003 and 42-12004 except as permitted by state law. The use of any short-term rental, vacation rental, or transient lodging establishment in any single-family residential district shall be limited to the uses identified in the Jerome Zoning Ordinance for that particular zoning district. No vacation rental, short-term rental, or transient lodging establishment in any residential district shall be used for nonresidential uses, including for any special event that would require a permit or license pursuant to Section 10-3 of the Jerome Town Code or as a retail establishment, restaurant, banquet space or any other similar use. The owner of any vacation rental, short-term rental, or transient lodging establishment shall be responsible to ensure that the property complies with all applicable fire, building, health and safety codes, and all other relevant state and local laws. No vacation rental, short-term rental or transient lodging establishment shall be rented or offered for rent without a current, valid transaction privilege tax license. The owner of any vacation rental, short-term rental, or transient lodging establishment shall list the transaction privilege tax license number on each advertisement offering the property for rent.

Section 8-7-6 Penalties.

Failure to comply with this Article may subject the owner of the short-term rental, vacation rental or transient lodging establishment to civil penalties up to \$2,500 per violation.