

**ORDINANCE NO. 2022-20**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA, AMENDING CHAPTER 11 OF THE PEORIA CITY CODE (1992), ARIZONA BY ADOPTING SECTION 11-148 PERTAINING TO SHORT TERM RENTALS AND VACATION RENTALS; PURPOSE; BY ADOPTING SECTION 11-149 PERTAINING TO SHORT TERM RENTALS AND VACATION RENTALS; DEFINITIONS; BY ADOPTING SECTION 11-150 PERTAINING TO SHORT TERM RENTALS AND VACATION RENTALS; PERMIT REQUIRED; PENALTIES; BY ADOPTING SECTION 11-151 PERTAINING TO SHORT TERM RENTALS AND VACATION RENTALS; EMERGENCY POINT OF CONTACT REQUIREMENTS; PENALTIES; BY ADOPTING SECTION 11-152 PERTAINING TO SHORT TERM RENTALS AND VACATION RENTALS; COMPLIANCE WITH THE LAW; PROHIBITED USES; BY ADOPTING SECTION 11-153 PERTAINING TO SHORT TERM RENTALS AND VACATION RENTALS; NEIGHBOR NOTIFICATION REQUIRED; BY ADOPTING SECTION 11-154 PERTAINING TO SHORT TERM RENTALS AND VACATION RENTALS; ADVERTISEMENT REQUIREMENTS; BY ADOPTING SECTION 11-155 PERTAINING TO SHORT TERM RENTALS AND VACATION RENTALS; POSTING ON THE PROPERTY REQUIRED; BY ADOPTING SECTION 11-156 PERTAINING TO SHORT TERM RENTALS AND VACATION RENTALS; INSURANCE REQUIRED; BY ADOPTING SECTION 11-157 PERTAINING TO SHORT TERM RENTALS AND VACATION RENTALS; BACKGROUND CHECKS REQUIRED; BY ADOPTING SECTION 11-158 PERTAINING TO SHORT TERM RENTALS AND VACATION RENTALS; PERMIT SUSPENSIONS; BY ADOPTING SECTION 11-159 PERTAINING TO SHORT TERM RENTALS AND VACATION RENTALS; ENHANCED PENALTIES; BY ADOPTING SECTION 11-160 PERTAINING TO SHORT TERM RENTALS AND VACATION RENTALS; APPEALS; BY ADOPTING SECTION 11-161 PERTAINING TO SHORT TERM RENTALS AND VACATION RENTALS; JUDICIAL RELIEF; AND PROVIDING FOR SEVERABILITY, INCORPORATING RECITALS BY REFERENCE AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS local governments may regulate short term rentals and vacation rentals (“vacation rentals”) except as limited by Arizona Revised Statutes (“A.R.S.”) § 9-500.39;

WHEREAS the City of Peoria deems it necessary to adopt certain regulations regarding the use of property as a vacation rental to protect the health, safety, and welfare of the City of Peoria residents;

WHEREAS a central and significant goal for the City of Peoria is to protect the health, safety, and welfare of the City of Peoria residents, preserve its housing stock, and maintain the quality and character of residential neighborhoods;

WHEREAS the City of Peoria will require all vacation rentals to obtain and maintain a valid City permit, provide an emergency point of contact to respond to complaints and emergencies in a timely manner, maintain insurance, provide neighbor notification, and disclose certain information about the vacation rental in each advertisement;

WHEREAS the City of Peoria will require all short-term rentals to obtain and maintain a valid transaction privilege tax ("TPT") license number, provide proof of the TPT license to the City of Peoria, and require disclosure of the TPT number on each advertisement;

WHEREAS the City of Peoria deems it necessary to establish penalties and fines that apply to vacation rentals; and

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Peoria Arizona, as follows:

SECTION 1. Chapter 11 of the Peoria City Code (1992) is amended by adopting Section 11-148 pertaining to Short Term Rentals and Vacation Rentals; Purpose, which shall read as follows:

**Sec. 11-148. Short Term Rentals and Vacation Rentals; Purpose.**

This Section 11-148 is adopted to protect the health, safety, and welfare of the community of the City of Peoria by enacting reasonable regulations for short-term rentals and vacation rentals. These regulations are in addition to other codes of the City of Peoria.

SECTION 2. Chapter 11 of the Peoria City Code (1992) is amended by adopting Section 11-149 pertaining to Short Term Rentals and Vacation Rentals; Definitions, which shall read as follows:

**Sec. 11-149. Short Term Rentals and Vacation Rentals; Definitions.**

In this Section 11-149, unless the context or definitions in A.R.S. § 9-500.39 indicate otherwise, the following terms or phrases apply to Sections 11-148 through 11-161 and are defined as follows:

*Advertisement:* Means any method of soliciting the use of property for Vacation Rental purposes.

*Applicant:* Means the Owner or Owner's Designee who applies with the City of Peoria for a permit.

*Days:* Shall mean calendar days unless stated otherwise.

*Designee and Agent:* Are interchangeable for purposes of Sections 11-148 through 11-161 and mean any person or persons with the charge, care, or control of any property, dwelling unit, or portion thereof. Designee includes the Emergency point of contact.

*Emergency point of contact:* Means the Owner or individual designated by the owner to: (i) serve as the local twenty-four (24) hour emergency point of contact for the vacation rental; and (ii) respond to complaints and emergencies relating to the Vacation Rental in a timely manner as required by Sections 11-148 through 11-161.

*Neighbor notification:* Means the written notice provided by the Owner to each single-family residential property adjacent to the Vacation Rental property, directly behind and across from the Vacation Rental property, and diagonally behind and across from the Vacation Rental property that includes the valid permit number issued by the City of Peoria, the physical address of the Vacation Rental, and the name, address, and twenty-four (24) hour telephone number of the Emergency point of contact.

*Nonresidential Use:* Means any use that is not permitted in a residential zoning district pursuant to a City of Peoria zoning ordinance.

*Online Lodging Marketplace:* Has the same meaning prescribed in A.R.S. § 42-5076.

*Owner:* Means any person who, alone or with others, has title or interest in a property, dwelling unit, or portion thereof, with or without accompanying actual possession thereof, and includes any person who as agent, executor, administrator, trustee, or guardian has charge, care, or control of any property, dwelling unit, or portion thereof.

*Permit:* Means authorization by the City of Peoria to operate a Vacation Rental in accordance with Section 11-148 through 11-161.

*Person:* Means an individual, public entity, firm, corporation, partnership, limited liability company, trust, association, or any other business entity or juridical person, whether operating on a for-profit or nonprofit basis.

*Short-term Rental and Vacation Rental:* Are interchangeable for purposes of Sections 11-148 through 11-161 and mean 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 or cooperative, that is also a transient public lodging establishment or owner-occupied residential home offered for transient use. Vacation Rental does not include:

(i) Accommodations or property that is classified for property taxation under A.R.S. § 42-12001; or

(ii) Any unit that is used for any nonresidential use, including a special event that would otherwise require a permit, retail, restaurant, banquet space, or other similar use.

*Transaction privilege tax license*: Is the license issued by the State of Arizona pursuant to A.R.S., Title 42.

*Transient*: Has the same meaning prescribed in A.R.S. § 42-5070.

SECTION 3. Chapter 11 of the Peoria City Code (1992) is amended by adopting Section 11-150 pertaining to Short Term Rentals and Vacation Rentals; Permit Required; Penalties, which shall read as follows:

**Sec. 11-150. Short Term Rentals and Vacation Rentals; Permit Required; Penalties.**

(1) *Permit required*. Prior to use of a property as a vacation rental, the owner shall obtain a vacation rental permit from the City of Peoria. Renting, or offering for rent, a vacation rental without complying with the permit requirement in this Section 150 is prohibited.

(2) *Permit applications*. The owner of a proposed vacation rental shall submit to the City of Peoria a permit application on a form furnished by the City of Peoria. The permit application shall be signed by the applicant and shall contain the following minimum information, which shall be made publicly available:

- (a) The physical address of the residential property proposed to be used as a vacation rental.
- (b) The name, address, and telephone number of the owner for which the vacation rental permit is to be issued. If the property owner is an entity, the legal name of the entity and its statutory agent.
- (c) The name, address, and telephone number of each designee of the owner, if any.
- (d) The full name, address, and twenty-four (24) hour telephone number of the individual who will serve as the emergency point of contact.
- (e) Proof of compliance with A.R.S. §42-5005 including transaction privilege tax number.
- (f) Acknowledgment by the owner of an agreement to comply with all applicable laws, regulations, and ordinances, including the requirement that the owner and each designee shall not be a registered sex offender, been convicted of any felony act that resulted in death or serious physical injury, or been convicted of any felony use of a deadly weapon within the past five years.
- (g) Attestation of compliance with the notification required in this Section 11-150.
- (h) Evidence of liability insurance appropriate to cover the vacation rental in the aggregate of at least \$500,000 or evidence that each vacation rental transaction will be

provided through a platform that provides equal or greater primary liability insurance coverage for the vacation rental.

(i) Evidence the vacation rental is registered with relevant County Assessor's Office in accordance with A.R.S. § 33-1902.

(3) *Issuance; reasons for denial.* The City of may deny issuance of a permit for any of the following reasons:

(a) The applicant failed to provide the information required under subsection 2 of this Section;

(b) The applicant provided false information;

(c) 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; or (iii) has been convicted of any felony use of a deadly weapon within five (5) years of submitting the application; or

(d) At the time of application, the owner has a suspended permit for the same vacation rental or any of the following applies: (a) one violation at the vacation rental that resulted in or constituted any of the offenses described in Sec. 11-159; or (b) three violations of this Section 11-150 at the vacation rental within a twelve (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) *Notice of denial; appeal.* The City Manager or designee shall give notice of the denial of an application to the applicant by emailing the notice to applicant at the address listed on the application. The notice of the denial shall inform the applicant of the right to appeal the denial as provided for in Sec. 11-160.

(5) *Maintaining Accurate Information; Violations.* All applicants and persons holding permits issued pursuant to this Section 11-150 shall give written notice to the City Manager or designee of any change in information submitted in connection with an application for a permit or renewal of a permit. The notice shall be provided to the City Manager or designee not less than ten (10) days prior to the effective date of the change. Any information required for an application under this Section 11-150 is deemed to be material for purposes of this Sec. 11-150. A violation of this subsection is a civil offense.

(6) *Term of Permit; Renewal application.* All permits issued under this Section 11-150 shall be valid until suspended or revoked. Except where the City of Peoria has received a new application along with the requisite fees, it shall be unlawful for any person to operate a vacation rental after the expiration date recorded upon the face of the vacation rental permit.

(7) *Operating Without a Permit; Penalties.* A vacation rental that fails to apply for a permit or license within thirty (30) days of the permit application being made available by the City of Peoria

shall immediately cease operations. In addition to any other penalty pursuant to the Peoria City Code, the City of Peoria may impose a civil penalty of up to \$1,000 per month against the owner if the owner or owner's designee fails to apply for permit within 30 days of receiving the written notice of violation from the City of Peoria. Representations or advertisements including online listings that reference the property, house or dwelling unit location being within the City of Peoria is prima facie evidence that a vacation rental is operating in the City of Peoria.

(8) *Non-transferable.* No permit shall be transferable either as to location or as to person.

(9) *Implementation.* The Peoria City Manager or designee shall develop the necessary forms and/or database necessary to implement this Section 11-150.

SECTION 4. Chapter 11 of the Peoria City Code (1992) is amended by adopting Section 11-151 pertaining to Short Term Rentals and Vacation Rentals; Emergency Point of Contact Requirements; Penalties, which shall read as follows:

**Sec. 11-151. Short Term Rentals and Vacation Rentals; Emergency Point of Contact Requirements; Penalties.**

(1) *Emergency Responses; Violations.* When requested by a police officer, the owner or emergency point of contact whose name appears on the permit application must be on the vacation rental premises, or be available over phone or text, within sixty (60) minutes of the request.

(2) *Non-emergency Responses; Violations.* The owner or emergency point of contact shall respond to all other complaints relating to the vacation rental in person, over the phone, by e-mail, or by text in a timely manner, but no later than within twenty-four (24) hours of the request.

(3) *Maintaining Accurate Emergency Information.* All applicants and persons holding permits issued pursuant to Section 11-150 shall give prior written notice to the City Manager or designee of any change to the contact information provided to the City of Peoria for the emergency point of contact. The notice shall be provided to the City Manager not less than ten (10) days prior to the effective date of the change.

(4) *Violations.* In addition to any other penalty pursuant to the Peoria City Code, a violation of this Section 11-151 shall be a civil offense.

(5) *Penalties.* In addition to any other penalty pursuant to the Peoria City Code, an owner shall be subject to civil penalties of up to \$1,000 for every thirty (30) days the owner fails to provide notice to the City of Peoria as required under this Section. Before imposing the initial civil penalty, the City of Peoria shall provide thirty (30) days' notice to the owner by mailing a notice of violation to the owner's mailing address that was provided to the City of Peoria. Notwithstanding the date of the notice of violation, the date for calculating the penalties shall be the first day the vacation rental is occupied following the owner's failure to provide the notice to the City of Peoria regarding the change.

SECTION 5. Chapter 11 of the Peoria City Code (1992) is amended by adopting Section 11-152 pertaining to Short Term Rentals and Vacation Rentals; Compliance with Law; Prohibited Uses, which shall read as follows:

**Sec. 11-152. Short Term Rentals and Vacation Rentals; Compliance with the Law; Prohibited Uses.**

(1) A vacation rental shall comply with the federal, state, and local laws including laws relating to public health and safety, sanitation, solid waste, hazardous waste, tax privilege licensing, property tax registration, traffic control, pollution control, noise, property maintenance, and nuisance abatement.

(2) No person or entity shall operate a vacation rental in violation of Sections 11-148 through 11-161 or other law. In addition, the use of a vacation rental property for any of the following uses or purposes is strictly prohibited:

- (a) Any nonresidential use;
- (b) Holding a special event that requires a permit or license pursuant to a city or town ordinance or state law or rule;
- (c) Operating a retail business, restaurant, event center, banquet hall or similar use;
- (d) Housing sex offenders;
- (e) Operating or maintaining a sober living home;
- (f) Selling liquor, illegal drugs, or pornography;
- (g) Operating a nude or topless dancing;
- (h) Obscenity;
- (i) Adult-oriented business; or
- (j) Any other use prohibited by A.R.S. § 9-500.39 or the Peoria City Code.

(3) A vacation rental lacking a valid transaction privilege tax license issued by the State of Arizona shall not be rented or offered for rent.

(4) No person or entity may receive payment or accept a fee, directly or indirectly, for facilitating the rental of a vacation rental operating in violation of this Code or other law.

(5) In addition to any other penalty pursuant to the Peoria City Code, any person who causes, allows, facilitates, aides, or abets any violation of this Section 11-152 shall be subject to a civil offense.

(6) The failure of any designee to comply with this Section 11-152 shall not relieve the owner of liability under this Section 11-152.

SECTION 6. Chapter 11 of the Peoria City Code (1992) is amended by adopting Section 11-153 pertaining to Short Term Rentals and Vacation Rentals; Neighbor Notification Required, which shall read as follows:

**Sec. 11-153. Short Term Rentals and Vacation Rentals; Neighbor Notification Required.**

(1) *Neighbor notification.* Prior to offering a vacation rental for rent for the first time, the owner or designee shall provide neighbor notification to each single-family residential property adjacent to the vacation rental property, directly across from the vacation rental property, and diagonally across the street of the vacation rental property. The neighbor notification shall be provided in writing in the form required by the City of Peoria and shall include the following minimum information:

- (a) The permit number issued by the City of Peoria;
- (b) The physical address of the vacation rental; and
- (c) The name, physical address, email address, and twenty-four (24) hour telephone number of the emergency point of contact.

(2) *Additional neighbor notification required.* Any change to the information provided under Subsection 11-153(1) shall require additional neighbor notification by the owner or designee not later than five (5) days prior to each change. The additional notification shall be provided in the manner required by Section 11-153(1).

(3) *Attestation.* Prior to offering a vacation rental for rent for the first time after the effective date of this ordinance, the owner or designee shall provide to the City of Peoria an attestation of compliance with the neighbor notification required by this Section 11-153.

(4) *Violations.* In addition to any other penalty pursuant to the Peoria City Code, a violation of this Sec. 11-153 shall be a civil offense.

SECTION 7. Chapter 11 of the Peoria City Code (1992) is amended by adopting Section 11-154 pertaining to Short Term Rentals and Vacation Rentals; Advertisement Requirements, which shall read as follows:

**Sec. 11-154. Short Term Rentals and Vacation Rentals; Advertisement Requirements.**

(1) *Required Disclosure.* To protect the peace, health, safety, and general welfare of the City's residents and visitors, the owner or owner's designee shall be responsible for displaying the permit number issued by the City on each advertisement for such vacation rental.



(2) *Violations*. In addition to any other penalty pursuant to the Peoria City Code, a violation of this Section 11-154 shall be a civil offense. Each advertisement in violation of this Section 11-154 shall constitute a separate violation.

SECTION 8. Chapter 11 of the Peoria City Code (1992) is amended by adopting Section 11-155 pertaining to Short Term Rentals and Vacation Rentals; Posting on the Property Required, which shall read as follows:

**Sec. 11-155. Short Term Rentals and Vacation Rentals; Posting on the Property Required.**

(1) *Posting at the Vacation Rental*. The owner of the vacation rental must display the name, phone number, and email address of the emergency point of contact in a conspicuous place within four (4) feet of the primary entrance of the vacation rental to read as follows: Your contact person's name is [EMERGENCY POINT OF CONTACT NAME] and can be reached by phone 24 hours a day, seven days a week, at [EMERGENCY POINT OF CONTACT PHONE], or [EMERGENCY POINT OF CONTACT EMAIL].

(2) *Failure to Comply*. In addition to any other penalty pursuant to the Peoria City Code, a violation of this Section 11-155 shall be a civil offense. Each day a vacation rental does not display the information required by this Section 11-155 shall constitute a separate violation.

SECTION 9. Chapter 11 of the Peoria City Code (1992) is amended by adopting Section 11-156 pertaining to Short Term Rentals and Vacation Rentals; Insurance Required, which shall read as follows:

**Sec. 11-156. Short Term Rentals and Vacation Rentals; Insurance Required.**

(1) *Required insurance*. Prior to offering or renting a vacation rental for rent for the first time, liability insurance appropriate to cover the vacation rental in the aggregate of at least \$500,000 shall be provided by the owner or the online marketplace platform.

(2) *Proof of insurance*. Proof of the required liability insurance coverage shall be provided to the City upon a request by the City.

(3) *Violation*. In addition to any other penalty pursuant to the Peoria City Code, a violation of this Section 11-156 shall be a civil offense. Each day a vacation rental lacks the insurance required by this Section 11-156 shall constitute a separate violation.

SECTION 10. Chapter 11 of the Peoria City Code (1992) is amended by adopting Section 11-157 pertaining to Short Term Rentals and Vacation Rentals; Background Checks Required, which shall read as follows:

**Sec. 11-157. Short Term Rentals and Vacation Rentals; Background Checks Required.**

(1) No sex offender shall be permitted to own, rent or occupy the vacation rental. Owners who allow a sex offender at the vacation rental shall be found in violation of this Section 11-157.

(2) Within twenty-four (24) hours of every booking, a sex offender background check on each guest shall be conducted by the owner or by the online lodging marketplace on which the vacation rental is advertised. The owner shall demonstrate compliance with this requirement by retaining a full copy of each background check for a minimum of twelve (12) months after the booking date and providing the copy to the City of Peoria upon a request by a police officer.

(3) In addition to any other penalty pursuant to the Peoria City Code, any person who violates this Section 11-157 shall be subject to a civil offense.

(4) The failure of an online lodging marketplace to conduct a background check shall not relieve the owner of liability under this Section 11-157.

SECTION 11. Chapter 11 of the Peoria City Code (1992) is amended by adopting Section 11-158 pertaining to Short Term Rentals and Vacation Rentals; Permit Suspensions, which shall read as follows:

**Sec. 11-158. Short Term Rentals and Vacation Rentals; Permit Suspensions.**

(1) *Permit suspensions.* The City Manager or designee may initiate an administrative process pursuant to, to suspend a vacation rental permit for a period of up to twelve (12) months for any of the following:

(a) Three verified violations of Sections 11-148 through 11-161 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.

(b) One verified violation that results in or constitutes any of the following:

(i) A felony offense committed at or in the vicinity of a vacation rental by the owner of the vacation rental or by the owner's designee;

(ii) A serious physical injury or wrongful death at or related to a vacation rental resulting from the knowing, intentional or reckless conduct of the owner of the vacation rental or the owner's designee;

(iii) The owner of the vacation 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

(iv) The owner of the vacation rental or the owner's designee knowingly or intentionally allowing the use of a vacation rental for a special event that would

otherwise require a permit or license pursuant to the Peoria City Code or a state law or rule or for a retail, restaurant, banquet space or other similar use.

(2) *Appeals.* A decision to suspend a permit may be appealed by the owner as set forth in Section 11-160.

SECTION 12. Chapter 11 of the Peoria City Code (1992) is amended by adopting Section 11-159 pertaining to Short Term Rentals and Vacation Rentals; Enhanced Penalties, which shall read as follows:

**Sec. 11-159. Short Term Rentals and Vacation Rentals; Enhanced Penalties.**

(1) The remedies in Sections 11-148 through 11-161 are cumulative and the City of Peoria may proceed under one or more such remedies.

(2) In addition to any other penalty pursuant to the Peoria City Code, and notwithstanding any other law, the City of Peoria may impose a civil penalty of the following amounts against an owner if the owner causes, allows, facilitates, aides, or abets a verified violation of any provision of Sections 11-148 through 11-161 or fails to perform any act or duty required by Sections 11-148 through 11-161, related to the same vacation rental property within the same twelve-month period:

(a) Up to \$500 or up to an amount equal to one night's rent for the vacation rental as advertised, whichever is greater, for the first violation.

(b) Up to \$1,000 or up to an amount equal to two nights' rent for the vacation rental as advertised, whichever is greater, for the second violation.

(c) Up to \$3,500 or up to an amount equal to three nights' rent for the vacation rental as advertised, whichever is greater, for a third and any subsequent violation.

If multiple violations arise out of the same response to an incident at a vacation rental, those violations are considered one violation for the purpose of assessing civil penalties.

(3) In addition to any other penalty pursuant to the Code, any property that operates as a vacation rental and fails to apply for vacation rental permit in accordance with this Section 11-63 within thirty (30) days of the application process being made available by the City, must cease operations immediately. In addition to any fines imposed pursuant to this Sec. 11-63(L), the City may impose a civil penalty of up to one thousand dollars (\$1,000) per month against the owner if the owner or owner's designee fails to apply within thirty (30) days of receiving written notice of the failure to comply with this Section 11-63.

SECTION 13. Chapter 11 of the Peoria City Code (1992) is amended by adopting Section 11-160 pertaining to Short Term Rentals and Vacation Rentals; Appeals, which shall read as follows:

**Sec. 11-160. Short Term Rentals and Vacation Rentals; Appeals.**

(1) Any person aggrieved by any decision with respect to the denial of or a refusal to issue a vacation rental permit, or the suspension of a vacation rental permit imposed pursuant to Sections 11-148 through 11-161 may appeal the decision by filing a written notice of appeal with the City Manager no later than thirty (30) days from the date of the decision letter. The notice of appeal shall be on a form approved by the City of Peoria.

(2) An appeal under this Section 11-160 does not operate as a stay of the permit suspension.

(3) This Section 11-160 is not applicable to judicial actions brought pursuant to Section 11-161 or to penalties including fines imposed by a court.

SECTION 14. Chapter 11 of the Peoria City Code (1992) is amended by adopting Section 11-161 pertaining to Short Term Rentals and Vacation Rentals; Judicial Relief, which shall read as follows:

**Sec. 11-161. Short Term Rentals and Vacation Rentals; Judicial relief.**

(1) Notwithstanding Section 11-158, any attempted or completed felony act, arising from the occupancy or use of a vacation rental that results in a death, or actual or attempted serious physical injury, shall be grounds for judicial relief in the form of a suspension of the property's use as a vacation rental for a period that shall not exceed twelve (12) months.

(2) The Peoria City Attorney may initiate proceedings in the Peoria City Court or other court of competent jurisdiction to enforce Sections 11-148 through 11-161.

SECTION 15. If any section, subsection, sentence, clause or phrase of this Ordinance 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 of this Ordinance

SECTION 16. Repeal of Conflicting Ordinances. 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 17. The recitals above are fully incorporated in this Ordinance by reference.

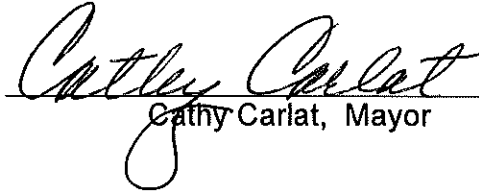
SECTION 18. The effective date of this Ordinance shall be 30 days following adoption by the Peoria City Council.

SECTION 19. Preservation of Rights and Duties. This Ordinance does not affect the rights and duties that matured, penalties that were incurred, or proceedings that were begun before the effective date of this Ordinance.

*[signature page follows]*

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona this  
11th day of October, 2022.

Dated: 10.18.2022

  
Cathy Carlat, Mayor

ATTEST:

  
Lori Dyckman, City Clerk



APPROVED AS TO FORM

  
Vanessa P. Hickman, City Attorney

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