

# KEEP SEDONA BEAUTIFUL

ENVIRONMENTAL STEWARDS SINCE 1972



KSB is a 501 (c) (3) charitable organization

## Preserving the Wonder™

July 18, 2019

**KSB a Top-Rated  
NonProfit**



**Sustainability Alliance  
\*\*SILVER  
Certification\*\***



**It's Easy  
Renew Now!**

**Treat Yourself and Red  
Rock Country,  
You Both Deserve It!.**

**Just click on the Donate  
button Now!**

*Dear KSB Friends,*

### **Public Meeting on Short-term Home Rentals to be held on July 24**

State Representative Bob Thorpe will hold a public meeting to discuss the issue of short-term rentals on Wednesday July 24 at 3:00 pm at Sedona's City Hall. We encourage you to attend and let Representative Thorpe know your views on the issue.

Members have asked what KSB is doing about the proliferation of homes being purchased in order to turn them into short-term rentals. There are even very large new homes being built with the sole purpose of renting out multiple rooms on Airbnb, much like a hotel.

Keep Sedona Beautiful believes area homeowners have the right to rent rooms in their homes to visitors. However, we take exception to the State of Arizona removing a local government's ability to protect residents from overarching abuse from short-term rentals.

SB1350, prohibiting a city from restricting short-term rentals, was signed into law on May of 2016 by Governor Doug Ducey. It passed the Arizona House by a vote of 52-6, and the Arizona Senate by a vote of 25-3. Current District 6 Senator Sylvia Allen voted for the bill. District 6 Representative Bob Thorpe also voted for the bill, but District 6 Representative Walter Blackman was not in office at the time of the vote.

While the City of Sedona is actively exploring all avenues that might lead to changes in this law, progress to date has been frustratingly slow.

Under the guise of promoting a 'sharing economy,' it is now nearly impossible for local authorities to control short-term rentals.



Donate

**SB1350 includes the following language:**

A city or town [or county] may not prohibit vacation rentals or short-term rentals, restrict the use of vacation rentals or short-term rentals or regulate vacation rentals or short-term rentals based solely on their classification, use or occupancy.

"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.

**Read the entire bill at**

**<https://www.azleg.gov/legtext/52leg/2r/bills/sb1350s.pdf>**

Recently, HB2672 went into effect. It prohibits day events, like weddings and similar parties, and restricts rentals to overnight stays. It also requires owners to post contact information and respond to complaints in a timely manner. Owners must now operate with a sales tax license. Nothing in this new legislation addresses the proliferation of multiple-room rental homes in residential neighborhoods caused by SR1350.

If you live in an area governed by a Home Owners Association (HOA), and if that HOA's Covenants, Conditions, and Restrictions (CC&Rs) already prohibit short-term rentals, you should be protected. Enforcement is the responsibility of your HOA.

Our recent experience with the proposed El Rojo Grande development demonstrated that citizen involvement can, in fact, influence decision makers. You can contact your State Senator and your State Representatives to let them know how you feel about SR1350:

**Sylvia Allen District 6 State Senator**

Arizona State Senate Room 303 Phoenix, AZ 85007

Telephone 602-926-5409

Email: [sallen@azleg.gov](mailto:sallen@azleg.gov)

**Walt Blackman District 6 State Representative**

Arizona State Senate Room 345 Phoenix, AZ 85007

Telephone: 602-926-3043

Email: [wblackman@azleg.gov](mailto:wblackman@azleg.gov)

**Bob Thorpe District 6 State Representative**

Arizona State Senate Room 130 Phoenix, AZ 85007

Telephone: 602-926-5219

Email: [bthorpe@azleg.gov](mailto:bthorpe@azleg.gov)

When candidates for public office hold voters forums, you can attend to let them know what you think about SR1350. When it's time to vote for your State legislators, you can factor in their stand on this issue.

**Your voice does count; but it will only be heard if you speak out.**

Visit the KSB website for more information on our activities, goals and how you can help:

[www.keepersdonabeautiful.org](http://www.keepersdonabeautiful.org)

email us at [ksb@keepersdonabeautiful.org](mailto:ksb@keepersdonabeautiful.org)

tel (928) 282-4938

fax (866) 579-6011

Mailing Address:

KSB, 360 Brewer Rd., Sedona, AZ 86336-6012