



NORTHERN ARIZONA  
ASSOCIATION OF  
**REALTORS®**

# SHORT-TERM RENTAL ORDINANCES

Northern Arizona Association of REALTORS®  
October 2023

## NOTE TO OWNERS

Land use laws are regulated by incorporated cities and towns. Please check with your local jurisdiction for the most up-to-date information.

Deed restrictions or CC&Rs may limit or prohibit vacation or short-term rentals on a particular property. Be sure to check before operating.

The Arizona Department of Revenue may assess a Sales Tax called a Transaction Privilege Tax for short-term rentals. A Transaction Privilege License number is required to operate a short-term rental in Coconino County, the City of Flagstaff, and the City of Williams.

Northern Arizona Association of REALTORS® supports member advancement through professional development and community partnerships while promoting professionalism & ethics in our ever-changing real estate industry.

[NAZREALTOR.COM](http://NAZREALTOR.COM)

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# COCONINO FLAGSTAFF WILLIAMS SHORT-TERM RENTALS

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[coconino.az.gov/communitydevelopment](http://coconino.az.gov/communitydevelopment)



CITY OF  
**FLAGSTAFF**

[flagstaff.az.gov/4535/Short-Term-Rentals](http://flagstaff.az.gov/4535/Short-Term-Rentals)



[williamsaz.gov/doing\\_business](http://williamsaz.gov/doing_business)

## Notification

Adjacent neighbors, directly across, and diagonally across, including permit #, address, contact information of designee.

No specific posting is required.

City of Flagstaff Adjacent neighbors, directly across and behind, and diagonally in front & behind. Include permit #, physical address, 24-hour contact information.

Posting inside the property within 10 ft. of primary entrance including unlawful use, emergency contact, city complaints hotline #, STR license #.

Adjacent neighbors, directly across, directly behind, and diagonally in front & behind. Include permit #, physical address, & 24-hour contact information.

Posting outside the property within a sign no smaller than 6 sqft. or larger than 8 sqft., include name, #, & email address of designated contact, max. occupancy, max. parking allowed, & must be posted within 20 ft. of front door.

## Licensing

Required- basic information address of property, name & contact information of designee, transaction privilege license #.

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## Sex Offender

Owners & Designee have never been convicted of being a sex offender or felony involving death or serious injury. May not knowingly house sex offenders, allow selling of illegal drugs, or adult-oriented business.

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## Prohibited Uses

No special events such as weddings, retail, restaurant, or banquet space.

Non-residential uses requiring a permit such as retail, restaurant, banquet space, or would violate noise ordinances.

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## Violations

May suspend license for up to 12 months for 3 violations within a 12-month period or one violation resulting in a felony, knowingly or intentionally housing a sex offender. Fines can be imposed of \$500 for first violation, \$1,000 for second, \$3500 for a third subsequent violation.

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## Enforcement

Director of Community Development & Dept. Staff

City Manager, City Police, Code Compliance Manager, City Attorney

City Manager, City Police