

For more information, please visit  
<https://carefree.org/short-term-vacation-rentals>

The beautiful Town of Carefree prides itself on being a premier location for residents and visitors alike.

Therefore, we have ordinances in place pertaining to all homes and/or specifically to short-term rentals to ensure our homes and neighborhoods retain their safety, quality, and appeal.



Please enjoy your visit in our community. We hope you have a wonderful stay.



**GOOD  
NEIGHBOR  
BROCHURE**

for Short-Term Renters & Hosts

## Message to Hosts

One reason vacation rentals in Carefree are desirable is the high-quality neighborhoods and surrounding beauty. Each property owner plays an important part in maintaining this quality of life, which in-turn protects and enhances your property investments and contributes to neighborhood livability for fulltime residents and rental property tenants.

Per Carefree Ordinance 2022-03, short-term/vacation rental property owners must obtain and maintain an annual town license for each Carefree property. This Town of Carefree license is in addition to the county and state requirements. Find helpful links and additional information at <https://carefree.org/short-term-vacation-rentals> or scan the QR code to the right for the Town's regulations.

Hosts are required to background check all guests staying at the property to help ensure that no sex offenders are being housed.

The National Sex Offender Public Website at [www.nsopw.gov/](http://www.nsopw.gov/) enables anyone to search a name or location in just about a minute.

We also require the host to help ensure renter health and safety by having liability insurance, working smoke and CO detectors, fire extinguisher, fire safety and emergency evacuation map, air filters, local phone service, pest control and cleaning between bookings following CDC guidelines.

Thank you,  
Town of Carefree



The Town places various restrictions on noise, including loud voices, amplified music, etc., extending beyond the property line. Additional restrictions are in place after 10:00 pm, all day on Sundays and on holidays. For detailed information, please refer to the Town Code, Section 6-2-4.



The Town restricts unruly gatherings in all homes that threaten public peace, health, safety, or general welfare. This can include excessive noise, impeding traffic, obstruction of public streets by crowds or vehicles, use or possession of illegal drugs, drinking in public areas, serving alcohol to minors or consumption of alcohol by minors, fighting, disturbing the peace, and/or littering.

## Every Host Must Obtain a Permit From the Town of Carefree Prior to Offering a Booking for a Short-Term Rental

A Short-Term Rental that fails to receive a permit from the Town will result in penalties and must immediately cease operations.

### Carefree will make publicly available all the following:

- Owner's name and contact information
- STR's physical address and phone number
- Local contact's and/or emergency contact's name/ address/ contact information. Hosts are required to: Provide each booking guest with this Good Neighbor Brochure that constitutes an agreement that by renting this property the booking guest agrees to comply with such rules and regulations.

### Hosts should note the following prohibited uses:

- Adult-oriented businesses and similar activities
- Indecent Behavior
- Sleep in a place or area other than the residence
- Non-Residential Uses (e.g., retail, restaurant, banquet space, event center or similar use including but not limited to Weddings & Liquor Sales, etc.)

### Owners or their designees must:

- Appear in person within 1 hour where complaints involve a police officer on site
- Ensure all guests are not on the national sexual offender registry at <https://www.nsopw.gov>
- Store trash and refuse out of public view
- Post certain notices in plain view at the STR and on the STR's online listing

### Resources for owners & hosts to aid in compliance with health and safety regulations:

**CDC Cleaning Guidelines** <https://www.cdc.gov/hygiene/>

*Our goal, collectively, is to have a healthy relationship in our community between owners, visitors and neighbors. Ensuring you are following the Town Code will significantly help build that trust and mutual respect.*