

**NOTICE OF REGULAR MEETING
OF THE CAREFREE TOWN COUNCIL**

WHEN: TUESDAY, JUNE 2, 2020

WHERE: ZOOM WEB <https://us02web.zoom.us/j/88213442506>
MEETING ID: 882 1344 2506*

TIME: 5:00 P.M.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Town Council of the Town of Carefree, Arizona and to the general public that the members of the Town Council will hold a meeting open to the public. For any item listed on the agenda, the Council may vote to go into Executive Session for advice of counsel and/or to discuss records and information exempt by law or rule from public inspection, pursuant to Arizona Revised Statutes §38-431.03.

The agenda for the meeting is as follows:

CALL TO ORDER

ROLL CALL

Members of the Council are participating by technological means or methods pursuant to A.R.S. §38-431(4).

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

All items listed hereunder are considered to be routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a council member so requests, in which event the item will be removed from the consent agenda and will be discussed separately:

ITEM #1 Approval of the May 19, 2020 Budget Workshop and Town Council Meeting Minutes.

ITEM #2 Approval of the May 26, 2020 Budget Workshop Minutes.

ITEM #3 Acceptance into the public record of the May, 2020 paid bills.

ITEM #4 Acceptance of the cash receipts and disbursements report for April, 2019.

REGULAR AGENDA:

ITEM #5 Call to the Public: Email Kandace@Carefree.org to submit your comments to be read to the Council during the meeting. Pursuant to Section 2-4-7(G) of the Town Code and A.R.S. 38-431.01(H). Please limit your comments to not more than 1 page, 12 point type.

ITEM #6 Current Events.

ITEM #7 Frist reading of an ordinance to consider a proposed text amendment to the *Carefree Town Code* and to receive comments from the public. The amendment outlines short term vacation rental violations, and requires owners to register with the Town and provide emergency/complaint contact information.

ITEM #8 Review, discussion and possible action regarding adoption of the tentative budget of the Town of Carefree Budget for Fiscal Year 2020/2021 and calling for a special meeting and public hearing on July 7, 2020.

ITEM #9 Adjournment.

DATED this 28th of May, 2020.

TOWN OF CAREFREE

BY:


Kandace French Contreras, Town Clerk

Items may be taken out of sequence

*Due to COVID-19, this meeting is being conducted electronically by Zoom. The public can join, listen and view the meeting as follows:

On your computer:

Click on the following link or cut and paste it into your browser:

<https://us02web.zoom.us/j/88213442506>

Or go to <https://www.zoom.us/join> Meeting ID: 882 1344 2506

A password is not required.

On your phone:

Please call 1-669-900-6833



FOR SPECIAL ACCOMMODATIONS

Please contact the Town Clerk, 8 Sundial Circle (PO Box 740), Carefree, AZ 85377; (480) 488-3686, at least three working days prior to the meeting if you require special accommodations due to a disability.

**AGENDA ITEM #1 WILL BE PROVIDED PRIOR TO THE
MEETING**

**MINUTES OF THE BUDGET WORKSHOP
OF THE CAREFREE TOWN COUNCIL**



WHEN: TUESDAY, MAY 26, 2020

WHERE: ZOOM WEB <https://us02web.zoom.us/j/82386732075>
MEETING ID: 823 8673 2075*

TIME: 3:00 P.M.

Town Council Attending:

Mayor Les Peterson

Town Council Absent:

Stephen Hatcher

Vice Mayor John Crane

Vince D'Aliesio

Michael Krahe

Cheryl Kroyer

Gene Orrico

Staff Present:

Gary Neiss, Town Administrator; Jim Keen, Town Accountant; Kandace French, Town Clerk/Treasurer.

Mayor Peterson called the meeting to order at 3:05 pm.

The Pledge of Allegiance was led by Vince D'Aliesio.

AGENDA:

ITEM #1 **Workshop to discuss Fiscal Year 2020-2021 budget.**

Mayor Peterson announced the agenda item and explained the development of the budget and the numbers used for various costs and revenues. He then introduced Gary Neiss.

Gary Neiss explained the various funds and restricted assets as well as the anticipated revenues that make up the figures presented in the budget.

Mr. Neiss reminded the public in attendance to email Kandace@Carefree.org with any public comments to be read during the meeting.

Mr. Neiss then began his presentation, going over the line item budget provided to the Council members by email and in hard copy packets. He broke down the pages and explained the various department budgets, revenues, costs, restricted accounts, etc. He also presented the bottom line number and the setting of the expenditure limitation.

The Council asked various questions pertaining to the draft line item budget.

Vice Mayor Crane asked about sales tax and construction sales tax. He asked how the construction sales tax will be paid by the hotel currently under construction. He also questioned how the upcoming townhomes will be taxed and paid.

Mr. Neiss responded.

Vice Mayor Crane asked how long of a lag existed before paid taxes were received by the Town of Carefree.

Mr. Neiss responded but reminded the Council that the current COVID-19 staffing at the Department of Revenue may affect how quickly paid taxes are processed.

There were questions regarding rental revenue and the expiration of the rental agreement for the office above the Council Center. There were also questions regarding grants received and other line items.

Vice Mayor Crane asked about items that were considered for in the future that was not being purchased due to the unknown future revenues due to COVID-19.

Town Clerk Kandace French Contreras responded and explained the purchase of the electronic document management system approved in a prior year and the reconsideration and removal of the budget item for social media record retrieval software due to the current revenue concerns.

There were additional questions by the Council

Gary Neiss responded and outlined the possibility of a new RFP for the fire truck due to current costs and anticipated changes in purchase price.

Council Member D'Aliesio questioned the details of the Contingency line item and its anticipated use.

Mr. Neiss responded and explained the funding of contingency expenses.

Council Member D'Aliesio also asked about the Capital Improvement costs. He also asked about future road maintenance.

Mr. Neiss responded.

Council Kroyer asked questions regarding Maricopa County Sheriff Office ("MCSO") costs and the increase in some budget increases per department.

Mr. Neiss responded and explained the cost recovery model for MCSO.

There were additional questions by Council Member Orrico regarding office costs and the legal costs associated with litigation.

Mr. Neiss explained the upgrade required by Office 10 products and additional costs.

There were additional comments by Vice Mayor Crane and further discussion regarding MCSO.

There was discussion and comments by Council Member Krahe regarding infrastructure costs.

The Council asked for an update on the signage project and other costs.

Mr. Neiss responded and provided updates on the signage project and other project costs.

There were additional comments and discussions by the Council and suggested economic develop, increased business and space rental.

Gary reminded the Council and public that the next meeting will be on June 2, 2020 to review and provide approval on a preliminary budget. He stated the final budget approval to take place on July 7th.

Mr. Neiss reiterated the opportunity for the public to email Kandace@Carefree.org with any public comments. He asked Ms. French if there were any public comments to be presented to the Council. She responded that none had been received.

ITEM #2 Adjournment.

Mayor Peterson announced the agenda item and asked for a motion.

Michael Krahe **moved** to adjourn the meeting. There was a **second** by Council Member Krahe. The motion **carried** unanimously.

Meeting ended at 3:38 p.m.

DATED this 29th of May, 2020.

TOWN OF CAREFREE

BY: _____
Kandace French Contreras, Town Clerk

TOWN OF CAREFREE

Les Peterson, Mayor

Attest:

Kandace French Contreras, Town Clerk

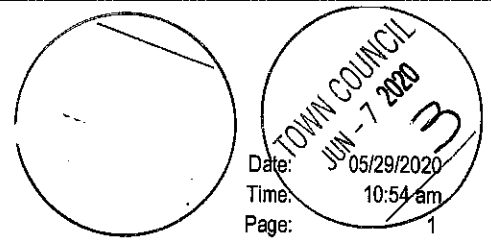
CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the meeting of the Town of Carefree held May 26, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Kandace French Contreras, Town Clerk

Check Register Report

ALL CHECKS MAY 2020



Town Of Carefree

BANK: NATIONAL BANK OF ARIZONA

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
NATIONAL BANK OF ARIZONA Checks							
46380	05/01/2020	Printed		0389	CAREFREE WATER COMPANY, INC	May 20 Town Engineer Service	2,436.83
46381	05/01/2020	Printed		1460	COX COMMUNICATIONS	May 20 Town Phones&Internet	1,007.70
46382	05/01/2020	Printed		3366	CURTISS, JENNIFER	Reimb Court Grant Shields	146.45
46383	05/01/2020	Printed		1463	DODGE, MARILYN	Reimb Court Grant Shield&Sup	32.55
46384	05/01/2020	Printed		3015	NOTHING BUT NET	May 20 Comp Maint Agreements	1,296.40
46385	05/01/2020	Printed		3461	TITAN COMMERCIAL CLEANING	Feb2020 Gardns,Twn Hall Clean	5,305.00
46386	05/01/2020	Printed		3365	TRACE ANALYTICS LLC	Fire Air Quarterly Test Kits-5	451.07
46387	05/01/2020	Printed		3115	VERIZON WIRELESS	Apr 20 Mobile Phones All	389.37
46388	05/08/2020	Printed		1326	ARIZONA REPUBLIC - SUBSCRIBE	June 2020 Newspaper Subscrip	54.99
46389	05/08/2020	Printed		3463	BUSTAMANTE & KUFFNER PC	Apr 2020 Town Prosecutor Servi	6,760.00
46390	05/08/2020	Printed		0389	CAREFREE WATER COMPANY, INC	May 2020 Water All	2,717.43
46391	05/08/2020	Printed		0389	CAREFREE WATER COMPANY, INC	Reimb Census Mailing in April	229.33
46392	05/08/2020	Printed		3299	CIRCLE K UNIVERSAL	Apr-2020-Gas All-Dept	230.24
46393	05/08/2020	Printed		1329	COLONIAL SUPPLEMENTAL INS	Apr 2020 Supplemental Ins	486.93
46394	05/08/2020	Printed		2059	DESERT FOOTHILLS LANDSCAPE	May 2020 Gardens Maintenance	2,000.00
46395	05/08/2020	Printed		2059	DESERT FOOTHILLS LANDSCAPE	May 2020 Medians Maint	4,955.00
46396	05/08/2020	Printed		3367	DOG WASTE DEPOT	Gardens Dog Waste Bags 12,000	289.65
46397	05/08/2020	Printed		3210	ECOBLU ENTERPRISES. INC.	May 2020 Gardens Fountain Main	600.00
46398	05/08/2020	Printed		3539	ELLIS, WENDY	Refund Pilates in the Gardens	100.00
46399	05/08/2020	Printed		3065	H&E EQUIPMENT EXCHANGE LLC	Str Sweeper Replace worn skid	1,488.44
46400	05/08/2020	Printed		3397	LANGUAGE LINE SERVICES, INC.	Apr 20 Court Interpreting Serv	20.65
46401	05/08/2020	Printed		3221	NATIONAL BANK OF ARIZONA	Apr Veh Maint & Office Supplie	90.43
46402	05/08/2020	Printed		3221	NATIONAL BANK OF ARIZONA	3rdQtr FY2020 TPT Tax, Dues	1,889.53
46403	05/08/2020	Printed		3015	NOTHING BUT NET	Laptop Setup Econ Development	1,439.79
46404	05/08/2020	Printed		3425	RAGHT	May 2020 Health,Dental,Vision	12,335.02
46405	05/08/2020	Printed		3010	REPUBLIC SERVICES #753	May 20 Trash PU 8 Sundial Cir	361.83
46406	05/08/2020	Printed		3010	REPUBLIC SERVICES #753	Maint Shop 40 Yd Rolloff 4/18	378.97
46407	05/08/2020	Printed		0668	RURAL METRO FIRE DEPT.	Apr 2020 Fire Truck Maint	1,698.08
46408	05/08/2020	Printed		1794	STAPLES ADVANTAGE	Town Office Supplies	32.62
46409	05/15/2020	Printed		3532	AMERICAN ARBITRATION ASSN	Town Legal Share at 5/29/2020	32,750.00
46410	05/15/2020	Printed		3532	AMERICAN ARBITRATION ASSN	Legal Fees May 2020	2,200.00
46411	05/15/2020	Printed		1816	AMERICAN LEGAL PUBLISHING	Code InternetRenew till 5/2021	450.00
46412	05/15/2020	Printed		0300	ARIZ PUBLIC SERVICE	May20 Electric ALL	1,627.76
46413	05/15/2020	Printed		673	BLACK MOUNTAIN SEWER	April 2020 Sewer Gardens	618.47
46414	05/15/2020	Printed		1470	BROWN & ASSOCIATES	Apr 2020 Bld Insp 94.5 Hrs	6,060.00
46415	05/15/2020	Printed		0389	CAREFREE WATER COMPANY, INC	Reimb 25% Cost Backhoe Repair	448.74
46416	05/15/2020	Printed		3417	COE & VAN LOO II LLC	CF Water Sys Evaluation 2/20	19,801.25
46417	05/15/2020	Printed		1460	COX COMMUNICATIONS	May 2020 Shop Internet& Phones	320.01
46418	05/15/2020	Printed		3366	CURTISS, JENNIFER	Reimb COV19 Supplies	56.16
46419	05/15/2020	Printed		0266	ICMA RETIREMENT CORP	Annual Plan Fee ICMA	250.00
46420	05/15/2020	Printed		3047	L.N. CURTIS & SONS	Air Compressor Tank Repair	424.89
46421	05/15/2020	Printed		3540	LANDPRO VALUATION	5 Property Appraisals CWC	10,000.00
46422	05/15/2020	Printed		0091	MARICOPA COUNTY TREASURER	Apr 2020 Court Remittance	328.88
46423	05/15/2020	Printed		3189	OLOHAN, STEPHANIE	May 20 Court Magistrate Serv	4,386.25
46424	05/15/2020	Printed		3527	RICK ENGINEERING CO - ARIZONA	Eng Ped Crosswalks to 4/24/20	3,511.50
46425	05/15/2020	Printed		0668	RURAL METRO FIRE DEPT.	MAy 20 Fire Contract	123,214.03
46426	05/15/2020	Printed		3419	SCAMMON, DENISE	Judge Pro-Tem Serv 5/12/20	110.00
46427	05/15/2020	Printed		1691	SPARKLETTS	Apr 2020 Bottled Water All	76.78
46428	05/15/2020	Printed		1794	STAPLES ADVANTAGE	Office Supplies Town	301.29
46429	05/15/2020	Printed		0021	STATE TREASURER	Apr 2020 Court Remittance	2,253.94
46430	05/15/2020	Printed		1003	TDI CO.	Maint Shop Storage Yard Rent	931.50

Check Register Report

ALL CHECKS MAY 2020

Date: 05/29/2020

Time: 10:54 am

Town Of Carefree

BANK: NATIONAL BANK OF ARIZONA

Page: 2

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
NATIONAL BANK OF ARIZONA Checks							
46431	05/15/2020	Printed		3287	TOSHIBA BUSINESS SOLUTIONS	May 20 Town Copier Maint Agree	309.51
46432	05/15/2020	Printed		3352	UNUM LIFE INSURANCE COMPANY	June 2020 Short Term Dis Ins	330.18
46433	05/22/2020	Printed		3495	ASSURITY LIFE INSURANCE CO	June 20 Supplemental Ins	508.06
46434	05/22/2020	Printed		0389	CAREFREE WATER COMPANY, INC	Reimb Engineer Lic Renew	112.50
46435	05/22/2020	Printed		3293	CITI CARDS	Zoom Subscrip, Office supplies	56.25
46436	05/22/2020	Printed		3065	H&E EQUIPMENT EXCHANGE LLC	Suction Hoses Street Sweeper	677.66
46437	05/22/2020	Printed		3520	JENNINGS STROUSS & SALMON, PLC	Legal Serv Water Acquis Apr 20	30,120.95
46438	05/22/2020	Printed		3241	KELLY SERVICES	Temp Office Help 3/30 to 4/1	734.40
46439	05/22/2020	Printed		1927	MARICOPA COUNTY AIR QUALITY	Dust Control Block Permit	2,000.00
46440	05/22/2020	Printed		1023	MARICOPA COUNTY ENVIRONMENTAL	Special Use Permit Splashpad	290.00
46441	05/22/2020	Printed		3531	RAFTELIS	Legal--Water-Acq-Apr-2020	60,918.75
46442	05/22/2020	Printed		1075	SHERMAN & HOWARD LLC	General Legal to 4/30/2020	15,612.50
46443	05/22/2020	Printed		1920	SOUTHWEST GAS	May 2020 Gas All	108.17
46444	05/22/2020	Printed		1794	STAPLES ADVANTAGE	Office Supplies Court	237.54
46445	05/22/2020	Printed		3487	WILLIAMSON, JOHN	Memorial Day Trumpet Perf	75.00
46446	05/29/2020	Printed		3532	AMERICAN ARBITRATION ASSN	Legal Arbitration Town Share	5,775.00
46447	05/29/2020	Printed		3181	BRIDGE-DENZAK, STACEY	Reimb Oil Change P&Z Pickup	103.20
46448	05/29/2020	Printed		0389	CAREFREE WATER COMPANY, INC	June 20 Engineering Services	2,436.83
46449	05/29/2020	Printed		3529	DAVIS, WILLIAM	Court Restitution	100.00
46450	05/29/2020	Printed		1640	FOOTHILLS CARING CORPS	Passthrough LTAF Grant 2020	9,798.00
46451	05/29/2020	Printed		1426	KUSHNER, IVY L.	Magistrate Pro-Tem 5/27/20	173.00
46452	05/29/2020	Printed		0010	MARICOPA COUNTY	June2020 MCSO Sheriff's Patrol	35,574.42
46453	05/29/2020	Printed		2009	PINNACLE LOCK & SAFE	Rekey Storage Room Door	90.00
46454	05/29/2020	Printed		3010	REPUBLIC SERVICES #753	May 14, Shop 40 yard Rolloff	678.68
46455	05/29/2020	Printed		1794	STAPLES ADVANTAGE	Court Office Supplies	158.90
46456	05/29/2020	Printed		3115	VERIZON WIRELESS	May 2020 Mobile Phones All	389.37
Total Checks: 77						Checks Total (excluding void checks):	426,512.62
Total Payments: 77						Bank Total (excluding void checks):	426,512.62
Total Payments: 77						Grand Total (excluding void checks):	426,512.62

**AGENDA ITEM #4 WILL BE PROVIDED WHEN IT
BECOMES AVAILABLE**

TOWN OF CAREFREE

INFORMATION SUMMARY

MEETING DATE: June 2, 2020

SUBJECT: Text Amendment, Case #20-05-TA

Discussion and possible action regarding proposed amendment to the *Carefree, Arizona Town Code*. This text amendment, *Short-term Rentals Responsible Party Requirements and Other Violations*, outlines short term vacation rental violations, and requires owners to provide emergency/complaint contact information to the Town. It also introduces a penalty structure for such violations as detailed in the amendment. This is the first of two required Ordinance readings.

ATTACHMENTS:

- Exhibit "A": Ordinance #2020-01
- Exhibit "B": Registration Form

SUMMARY:

In 2017, the Arizona State Legislature enacted A.R.S. §9-500.39 which eliminated the ability for local cities and towns including Carefree to regulate "vacation rentals" also known as "short term rentals" (STRs) based solely on their classification or use. Consequently, these rentals are allowed in Carefree unless otherwise prohibited by a third party agreement or HOA. Prior to this passage, the Town prohibited rentals of 30 days or fewer.

In 2019, the State Legislature passed a follow up bill that made some small changes to the authority that cities/towns have in the regulation of STRs. The new State law clarified that cities and towns can prohibit an STR operator (owner) from using an STR for non-residential purposes including retail, restaurants, banquet spaces or other similar uses, such as a wedding venue. It also allowed cities and towns to require the owner of an STR to provide contact information for someone who is responsible for responding to complaints before offering for rent or renting the STR. This notification process will give the Town the opportunity to ensure that the short term rental owner has obtained his/her Transaction Privilege Tax License. This tax, commonly referred to as a "bed tax" is collected by the Arizona Department of Revenue (ADOR) and ultimately benefits the Town. Carefree will also require a business license for these transient rentals.

The State law further authorized ADOR to impose additional penalties in some circumstances to STR operators who have been cited by a local government for ordinance violations relating to their STR operations. As a result, cities and towns that issue citations must make a reasonable attempt to notify the owner or their authorized designee of the citation, but only if contact information has been provided pursuant to these local

requirements. It also requires local governments to notify ADOR within 30 days of an STR violation being finally adjudicated.

The proposed ordinance will allow Carefree to adopt these additional provisions and allow the Town to manage potential complaints that may arise in neighborhoods from short term rental use and ensure that these rentals are in compliance with ADOR license requirements.

In summary, the new ordinance:

- Defines prohibited uses of short term rentals;
- Requires property registration that includes emergency contact information;
- Creates a penalty framework.

PUBLIC PARTICIPATION

~~This is a public hearing and the first reading of the proposed amendment as required by~~
Town Code. Public comments will be taken.

No action shall be taken at this time.

EXHIBIT A

Proposed Ordinance

ORDINANCE NO. 2020-01

AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF CAREFREE, MARICOPA COUNTY, ARIZONA, ADOPTING AMENDMENTS TO CHAPTER 6 OF THE CAREFREE, ARIZONA TOWN CODE; PROVIDING FOR SEPARABILITY; ADOPTION AND APPROVAL BY THE MAYOR AND COMMON COUNCIL OF THE TOWN AS REQUIRED BY LAW AND DIRECTING THE TOWN CLERK OF THE TOWN OF CAREFREE TO INCORPORATE THIS AMENDMENT INTO THE CAREFREE, ARIZONA TOWN CODE.

BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAREFREE, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: The Mayor and Common Council deem it necessary, in order to conserve, promote, and protect the public health, safety and welfare, to amend that certain document known as the Carefree, Arizona Town Code.

Section 2: All ordinances and portions of ordinances in conflict with the provisions of this Ordinance, or inconsistent with the regulations of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.

Section 3: The Amendments are made to Chapter 6 Offenses, Amended as follows (additions are shown in double underline, and deleted language is ~~crossed-out~~):

Article 6-8 SHORT-TERM RENTALS RESPONSIBLE PARTY REQUIREMENTS AND OTHER VIOLATIONS

6-8-1 Definitions

6-8-2 Contact information required; information updates

6-8-3 Compliance with laws

6-8-4 Non-residential usage by short-term rentals or vacation rentals prohibited

Section 6-8-1 Definitions

“Short-term rental” or “vacation 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, which is also a transient public lodging establishment or owner-occupied residential home offered for transient use. Short-term

rental and vacation rental do not include a unit that is used for any nonresidential use, including retail, restaurant, banquet space, event center or similar use.

Section 6-8-2 Contact information required; information updates

- A. Before offering for rent or renting a short-term rental or vacation rental within the Town of Carefree, the owner of a short-term rental or vacation rental shall register with the Town on a form or platform specified by the Town of Carefree. The registration must include the following information:
1. Name of property owner and physical address of the short term rental property;
 2. Contact information for the property owner or the owner's designee who is responsible for responding to complaints in a timely manner in person, over the phone, by email, or by text at any time of day.
 3. The name and contact information of a person designated as an emergency contact.
- B. The owner shall notify the Town, in writing, of all changes in the contact and emergency contact information required by this section, not less than ten (10) days prior to the effective date of the change.
- C. The Town Administrator or designee shall develop the necessary forms and/or database necessary to implement this section.

Section 6-8-3 Compliance with laws

- A. A short-term rental or vacation rental must at all times comply with the federal, state and local laws, rules and regulations related to public health, safety, sanitation, solid waste, hazardous waste, tax privilege licensing including advertising requirement, property tax registration, traffic control, pollution control, noise, property maintenance, and nuisance abatement.
- B. No person including an owner or operator shall operate a short-term rental or vacation rental in violation of this section.

Section 6-8-4 Non-residential usage by short-term rentals or vacation rentals prohibited

- A. No short-term rental or vacation rental may be used for any non-residential use or purpose including but not limited to any of the following uses:
1. Any nonresidential use or purpose; or
 2. Operating a retail business, restaurant, event center, banquet center, or similar use; or
 3. Housing sex offenders; or
 4. Operating or maintaining a sober living home; or

5. Selling liquor, illegal drugs, or pornography; or
 6. Obscenity; or
 7. Operating any adult-oriented business including nude and topless dancing.
- B. No person including an owner or operator shall operate a short-term rental or vacation rental in violation of this section.

Section 6-8-5 Violations

- A. Any short term rental or vacation rental owner, agent, renter, who causes, permits, facilitates, aides or abets any violation of any provision of this Article or who fails to perform any act or duty required by this Article shall be deemed responsible/guilty as follows:
1. A first offense shall be deemed a civil infraction, punishable by a fine of not more than five hundred dollars (\$500.00).
 2. A second offense committed within twelve (12) months shall be deemed a civil infraction, punishable by a fine of not more than one thousand dollars (\$1,000.00).
 3. A third offense committed within twelve (12) months shall be deemed a Class 1 misdemeanor, punishable by a fine of not more than two thousand five-hundred dollars (\$2,500.00), imprisonment for up to one hundred eighty (180) days, probation for up to three (3) years, or any combination.
 4. The dates of violation shall control.
- B. Except where otherwise provided, any person who violates, disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of, any of the provisions of this article shall upon admission or judicial determination thereof be responsible for a civil offense and shall be subject to imposition of a civil sanction of up to seven hundred fifty dollars (\$750.00).

Section 4: If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the amendments 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 thereof.

Section 5: The immediate operation of the provision of this Ordinance is necessary for the immediate preservation of the public peace, health and safety; and emergency is hereby declared to exist; and this ordinance shall be effective immediately and in full force and effect from and after its passage, adoption and approval by the Mayor and the Common Council of the Town of Carefree as required by law.

Section 6: The Town Clerk of the Town of Carefree shall incorporate the Amendment set forth herein in to the Town of Carefree Zoning Ordinance, Carefree, Arizona.

PASSED, ADOPTED AND APPROVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAREFREE, ARIZONA, this ____ day of _____, 2020.

Ayes ____ Noes ____ Abstentions ____ Absent ____

TOWN OF CAREFREE

Les Peterson, Mayor

Attest:

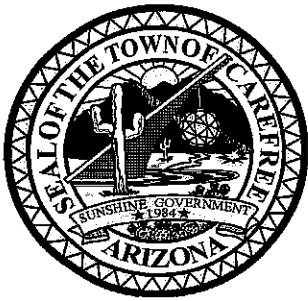
Kandace French Contreras, Town Clerk

Approved as to Form:

Mike Wright, Town Attorney

EXHIBIT B

Draft Registration Form



TOWN OF CAREFREE
8 SUNDIAL CIRCLE
PO BOX 740
CAREFREE, AZ 85377

SHORT TERM VACATION RENTAL REGISTRATION FORM

PROPERTY INFORMATION

COMPLETE PHYSICAL ADDRESS OF SHORT TERM VACATION RENTAL:

STREET ADDRESS _____

PLATFORM(S) / ONLINE MARKET PLACE RENTAL IS LISTED; LIST ALL:

RENTAL STATUS:

The above property was rented short term (less than 30 consecutive days) on ____ occasions for a total of ____ rental days during the calendar year.

TOWN OF CAREFREE BUSINESS LICENSE #: _____

CONTACT INFORMATION

NAME OF PROPERTY OWNER OR AUTHORIZED AGENT/COMPANY

LAST: _____ FIRST: _____ M.I.: _____

MAILING ADDRESS: _____ CITY: _____ STATE _____ ZIP CODE: _____

PHONE: _____ EMAIL: _____

Has the property been registered with the County Assessor as a rental property? YES NO

Has the property obtained a Transaction Privilege Tax License (TPT)? YES NO

If you own a short term vacation rental your will be required to obtain a transaction privilege tax license from the Arizona Department of Revenue. Short term vacation rentals are required to remit transaction privilege tax at the same rate as a hotel (transient occupancy tax). Please use this link <https://azdor.gov/> to obtain your Transaction Privilege Tax license from the Arizona Department of Revenue.

EMERGENCY CONTACT

CONTACT INFORMATION OF PERSON WHO HAS AUTHORITY & RESPONSIBILITY TO RESPOND IN PERSON, TEXT OR PHONE WITHIN 60 MINUTES.

FIRST NAME: _____ LAST NAME: _____ COMPANY: _____

CELL PHONE: _____ EMAIL: _____

ALTERNATIVE PHONE NUMBER: _____

Disclaimer and Signature

The undersigned is the owner of the short term vacation rental or is authorized to file this form on behalf of the owner.

The undersigned has read and understands the definitions and provisions of Town of Carefree Ordinance 2020-01. This includes change in emergency contact updates within 10 days.

Signature: _____ Date: _____