



FLORIDA VACATION RENTAL BILLS (H.B. 1011/S.B. 1128) were enacted in Arizona in 2016. Impact was devastating.



STATE LAW ENABLED COMMERCIAL AIRBNB INVESTORS TO TAKE OVER COMMUNITIES



ABC 15 – ARIZONA: “Arizona’s state legislation blocked local governments from regulating short term rentals. The bill also allowed investors to buy homes and property and turn them into short term rental properties. **In Sedona, 30 percent of homes are now short-term rental. Nearly 70 percent of short-term rentals are owned by LLC’s or people who do not live in Sedona. Sedona relies on long term rental housing for people who work there.**”

(Source: ABC 15-ARIZONA, [Sedona community asks legislature to change state's short term rental laws](#), 1/10/20)

CHAMBER OF COMMERCE PRESIDENT SAID VACATION RENTAL BILL HURT SMALL BUSINESS

“Chamber officials reported receiving complaints from business owners fearing the lack of availability of affordable housing is driving away workers. Like the city officials, Sedona Chamber of Commerce President and CEO Jennifer Wesselhoff said early last year that her concern is not only affordable housing but potential impacts on visitor capacity. ‘Affordable housing is already in limited supply and I believe this law virtually eliminates Sedona’s chance to mitigate this issue.’” (Source: *Wrangler News*, [Airbnb-type lodging again focus of complaints](#), 8/7/19)

ARIZONA’S REPUBLICAN-CONTROLLED LEGISLATURE NOW SCRAMBLING TO FIX

“We never anticipated that somebody would go into a neighborhood, purchase a home and turn it into a mini-hotel.”

Rep. Bob Thorpe, R-Flagstaff
Arizona Republic, 3/8/19

“People are coming in buying up property and turning them into party houses. Party houses are destroying neighborhoods.”

Rep. Jay Lawrence, R-Scottsdale
Arizona Republic, 3/8/19

“I’m a conservative. I’m big on property rights. But if I’m next to one of these houses, I’ve got property rights, too.”

John Kavanagh, R-Fountain Hills
Arizona Republic, 3/28/19