



DECEMBER NEWSLETTER



SHORT TERM RENTALS - IMPORTANT INFO:

In Arizona, the Scottsdale City Council has passed a new short-term rental (STR) ordinance that requires operators to register with the city. The law also requires vacation rental hosts to carry a minimum amount of liability insurance, notify neighbors that they're running a short-term rental, conduct sex offender background checks on guests, and observe health and safety rules.

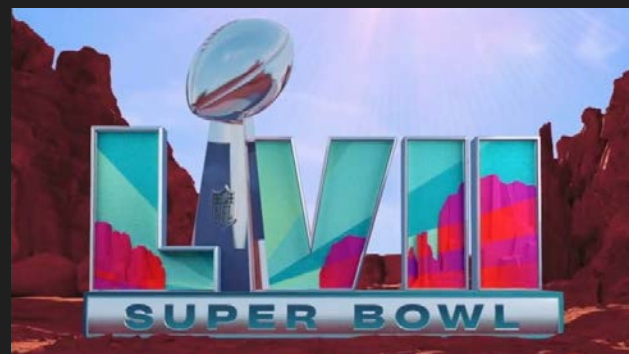
The new licenses are available beginning November 28, 2022, and the ordinance goes into effect on January 8, 2023. Meanwhile, in Paradise Valley, a new short-term rental ordinance went into effect on November 13, 2022.

As in Scottsdale and Mesa, the law requires hosts to obtain a permit from the town to operate a short-term rental and designate a contact for emergencies. Local officials have the power to deny or suspend permits for up to a year for certain code violations, and hosts who break the rules can pay financial penalties of up to \$3,500 or the equivalent of three nights' worth of rent. Background checks are required for both guest and hosts.

The town is waiving short-term rental permit fees from November 13 to December 13, 2022. After that, a vacation rental permit will cost \$250.



[CLICK HERE TO VIEW OUR MOST RECENT PV MARKET UPDATE REPORT!](#)



THE SUPERBOWL IS COMING TO ARIZONA IN FEBRUARY 2023:

We have several luxury rental homes available in the Paradise Valley area!

Contact us today and lock in your place early!

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FEATURED LISTINGS

JUST LISTED



This beautifully updated 5 BR/4 BTH/ 3,197 SF Santa Fe style single story home sits on an oversized lot with over a half an acre of land to enjoy and offers great curb appeal with decorative stacked stone pillars and a circular paver stone driveway. The backyard oasis offers a sparkling pool, pergola with firepit and lots of lush landscaping!

6135 E PERSHING AVE, SCOTTSDALE | OFFERED AT \$1,795,000

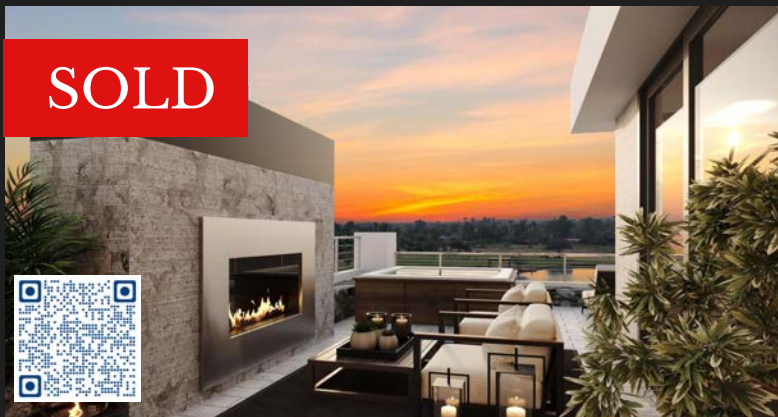
SOLD



Spacious 3 BR/3 BTH/3,351 SF home features fantastic mountain views! Welcome to the guard gated community of The Village at Paradise Reserve. Some incredible features of this home include a great room with wood beams, fireplace and electronic pocket doors leading to the patio with a pool, spa and viewing deck!

6645 N 39TH WAY, PARADISE VALLEY | SOLD FOR \$2,450,000

SOLD



A new residential guard gated community with a coveted location at the base of Camelback Mountain located at The Ascent at The Phoenician and built exclusively by Cullum Homes. This is a 3 - level home featuring 4 BR/4.5 BTH/4,394 SF. Open concept kitchen floor plan with spacious kitchen island and wonderful community amenities!

5012 N ASCENT DR, SCOTTSDALE | SOLD FOR \$4,479,924

Wishing Everyone Happy Holidays!

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