



1. RENTING or LEASING YOUR UNIT:

“The Owner shall have the right to lease or rent their Dwelling Unit; provided, however, that any lease agreement, verbal or written with a tenant or lessee shall provide that any such tenant or lessee shall abide by the Rules, Bylaws, Articles, and the provisions of this Declaration. **In the event any such lease agreement does not contain the provisions as described in the preceding statement, such lease agreement shall, at the option of the Declarant or the Board, be null and void.**”

[Countryside Villas DCCRs, ARTICLE III: OWNERS' PERMITTED USES, RESTRICTIONS AND RIGHTS OF DWELLING UNITS AND LOTS. Section 3.02 "Renting."](#)

- A. Homeowner is responsible to provide renters with a copy of the CC&R's and the Rules & Regulations.
- B. Homeowner responsible to **notify Property Manager the names and phone number for any occupant.**
- C. **"No unit shall be leased/rented for a period of less than 30 days. [Countryside Villas Rules & Regulations Section 9.c "SELLING or LEASING YOUR UNIT"](#)**

2. Arizona short-term rental laws: [HOA Airbnb Policies](#)



DCCRS Rules & Regulations: **"No unit shall be leased/rented for a period of less than 30 days. [Countryside Villas Rules & Regulations Section 9.c "SELLING or LEASING YOUR UNIT"](#)**

Arizona state law requires all short-term rental hosts to register their properties with the relevant local authority [[ARS 33-1902](#)]; along with adhering to building and housing standards; Insurance, Taxes, transient lodging taxes; Non-compliance with rental regulations could lead to fines, legal repercussions. Countryside Villas DCCRs Rules & Regulations prohibit short-term rentals (less than 30 days).

Can an Arizona HOA prohibit short-term rentals?

Although short-term rentals are legal in any neighborhood within the state, there is an exception **if a rental time period restriction is in the HOA's DCCRs Rules, then the HOA can prohibit short-term rentals.**

Can homeowners get around HOA Airbnb restrictions?

If your HOA doesn't allow short-term rental/lease activity, there's not much you can do about it, other than seek opportunities to rent out your home within the approved rental period, and abide by all other HOA rental/leasing rules. There can be serious consequences to flouting the HOA rules, including fines, legal action, or other restrictions.



Can squatters use Airbnb?

If a host doesn't evict them before "x amount of days" (depending on local laws), squatter may be able to continue living on the property. Short-term rental hosts need to be aware of their local squatters' rights.

Definition of Short-Term Rentals: In Arizona, a **short-term rental** is defined as any accommodation option that operates on a transient basis; specifically a unit rented out for durations spanning less than thirty consecutive days. *Updated 2024*