



Nuisance Ordinance Public Input Summary March 2025

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I. Background

Tempe City Council's Nuisance Ordinance Subcommittee collected feedback on proposed amendments to the Tempe City Code relating to Nuisances and Property Enhancement and Nuisance Parties and Unlawful Gatherings. The updates aim to reduce the burden of excessive calls for service on the Tempe Police Department (TPD) and Tempe Fire Medical Rescue (TFMR) while holding habitual violators accountable.

The amendments include:

- Shortened time between violations to close loopholes
- Increased fines
- Specific language to hold responsible the tenant and property owner
- Clarity on what has a negative community impact

Two public meetings were held on March 4, 2025:

- From 12 p.m. to 1 p.m. on Zoom with 7 participants. The recorded video online has had 28 views and can be found [here](#).
- From 6 p.m. to 7 p.m. at the Tempe Public Library with 8 participants

Additionally, a survey was available online at tempe.gov/Forum from March 4-16, 2025. This survey received a total of 132 visitors and 72 responses.

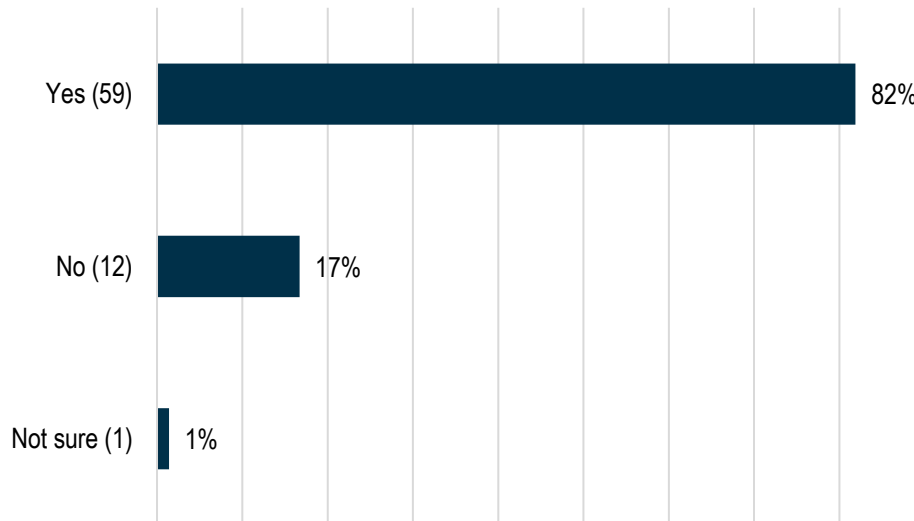
II. Outreach

Several methods were used to provide information to the public and stakeholders regarding the project, meeting and opportunities for input.

III. Survey Results

The survey was available online at tempe.gov/Forum from March 4-16, 2025 to gather input.

1. Do you support the proposed amendments to the Nuisances and Property Enhancement and Nuisance Parties and Unlawful Gatherings code?



Responses: 72

Why or why not?

Yes responses:

- 1) penalties should increase with violations, and should be sufficient to deter future violations;
2) violators should not be allowed to again violate a mere 90 days after the first instance, but be on watch for a full year.
2. Attracts too much crime and peace
3. Current laws are inadequate.
4. Especially with Tempe being a college town, there are a lot of parties that can and do occur at houses rented to ASU students. These students have no sense of community, and are not attuned to the by-in of behavior that homeowners have. We all know that college students also tend to drink a lot of beers, and the fact that the majority of students are under 21 is concerning. I feel that with more severe restrictions and increased monetary penalties, this effect may be reduced.
5. Even though I live in a noisy area off Tempe town Lake it has become increasingly noisy. In addition to the items listed in the ordinances, some attention needs to be paid to vehicles with loud mufflers, etc., On weekend nights, the noise coming from Rio Salado Parkway and the Mill Avenue bridge is deafening from as young people racing their cars down the street without any intervention from the Tempe police department. They are so loud that I suspect they have some kind of enhanced muffler. This needs to be better monitored by the city.

6. For me as a resident, there are often loud music into late in the night on weekdays. The place I rent has thin walls and windows aren't insulated very well so this would be helpful.
7. Homes need to be maintained. We have too many people who violate city codes.
8. I agree with the changes and increase in fines. Too many short term rentals with out of state/out of touch owners who use our neighborhoods like hotel/entertainment venues. (Of course, the same thoughts apply to non- short term rentals or owner occupied dwellings that host parties/large gatherings - no one likes living next to "a party house"). Makes it tough for residents to enjoy their own homes/apartments/properties and get appropriate downtime/rest/sleep to be ready for the next workday (which is not always a Monday - Friday for those who work weekends, nights, etc.) In addition, there are safety concerns regarding large groups of people and cars in areas that can't support/monitor that kind of traffic/activity.
9. I have a Frat House across the street that had multiple large gatherings. The last time 3 police cars came and there were probably 200 to 250 people showing up in party passes of 15 to 20 per bus. Blocking driveways. undersge drinking out in the front lawn one guy was even up on the roof. I suggested they move the trucks down to the end of the street where there's a parking lot and drop off there, I didn't have a problem with the loudness of the music (DJ in backyard) but we live on a dead-end street and the party buses were blocking our ingress and egress. Plus the next day they had trash everywhere, the city has refused to pick up their recycle bin because they contaminated it so many times. I've called the property managers, they'll do nothing since the fines aren't high enough. I don't believe the property owner even knows. They're only getting \$2000 in rent for six people living there. By the way they are all non-family members cohabitating. So that seems to be a violation of the cohabitation law as well.
10. I live in a neighborhood that has a larger percentage of rental properties. It hasn't been too bad lately on my street, but I've had to call the police a few times and it gets old when a week later they have another loud party.
11. I support the aspect of the new ordinance that increases fines for both tenants and property owners for nuisance parties and unlawful gatherings. By penalizing landlords as well, it encourages them to be more considerate in selecting tenants and/or being responsive to the issue caused by their tenants. Aligning penalties closer with the true cost of public safety responses is a necessary step to ensure accountability and improve the quality of life in our neighborhoods. Anytime I have contacted Tempe police, it has always been due to issues with neighbors living in rental homes. These residents often do not care about the property or the neighborhood because they do not own it. Many of them are college students who live in the house temporarily and do not consider the impact on their neighbors. I would estimate that 50% of the homes on my street are rentals, with many being investor-owned. Unfortunately, many of these rental homes have become party houses. It is difficult to determine the number of people attending these parties because the majority do not drive; instead, they are dropped off by Uber or group rideshare vans. The issues caused by these parties include litter, noise, loud music, and excess cars and traffic. I foresee difficulty in selling my home in the future because my home is surrounded by party houses directly next door, behind me, and on

the same street. These party houses often construct large tents in the backyard and add porta potties to the alley because there are so many guests. The loud music, yelling, and screaming are constant disturbances. I hope the city will consider these points and take further action to address the problems caused by rental homes in our neighborhood.

12. I think it is important to keep neighborhoods a peaceful, quiet family place. I understand ASU is growing and so are short term rentals, but my neighbor (which is a family neighborhood) has been overtaken by loud music, parties, trash left on the streets, cramped streets (because of cars from parties), and drivers who don't show much respect for pedestrians or the neighborhood.
13. If anything, the proposed remedies/fines are way too lenient. The owner of the property, not always the tenant, is responsible for activities thereon. Go after the owner, who is often out of state, and/or his management company.
14. I'm a family of four with two small children and I do not appreciate how my neighborhood has turned into the college party Street. Every weekend we have party vans dropping kiddos off at houses loud music playing and empty beer bottles on the street.
15. Keep neighborhoods neighborhoods and not ASU flop houses
16. Landlords need to be held accountable.
17. Live next door to rental for almost 30 years and tired of underage drinking, constant traffic, loudest car contests etc. This years batch are all freshmen who belong in a dorm
18. My neighbor recently decided to start renting out their house on Airbnb and I'm nervous about loud visitors
19. My neighborhood has an increasing amount of college rentals or STRs/Air BnB's and they regularly have loud alcoholic parties in the summer. I understand this is a college town but my neighborhood is not incredibly close to the university. I didn't move into this neighborhood to be around drunk college students leaving their beer cans and bottles in the neighborhood, and leaving all their mounds of trash in the alleyways (not in the dumpsters, just on the ground).
20. Need to crack down on party houses in quiet neighborhoods
21. only works if police and council start enforcing laws instead of ignoring responsibility.
22. Our neighborhood is getting more and more noisy each year. The people next door keep me up till 3 AM on New Year's and July 4. Their loud fireworks scare our pets and pollute the air.
23. Peace and lifestyle
24. Property owners should be held responsible for repeat violations as well as tenants.
25. Recently had issues with neighbors across the alley playing loud music and just being obnoxious. New tenants moved in and they don't seem to have any self awareness.
26. Safer neighborhood
27. Thank you for this online forum to participate and give thought to the enhancements and changes needed for Property Nuisance, Unlawful Gatherings but most importantly, from my perspective, Nuisance parties. It is obvious that nothing has changed over the years I've lived in Tempe, 35 plus years, with the party houses in our neighborhoods. When ASU is in session you can bet there will be an unruly party in my neighborhood. I completely agree to double fines and lengthen the time frame between responses. I also agree that the Owner / Landlord should be held accountable but only knowingly there

was an unlawful Nuisance gathering. It would be prudent to allow the Owner / Landlord time to correct and respond to any Nuisance issues with the responsible party.

28. The number and variety of types of rentals in Tempe neighborhoods provides a challenge to maintaining the character of the City. In this case, if we are interested in discouraging behavior, we need tools that are likely to get the attention of offenders. Current tools are inadequate to the challenge.
29. The citizens of Tempe are being terrorized by parties on a scale not possible in past years. With the advent of autonomous vehicles and ride hailing services, a single family residence can be quickly transformed into a loud nightclub with hundreds of people. Bringing increasingly frequent incidents of underage drinking, property damage, littering, public urination, drug use, trespassing, deafening music, and other antisocial behaviors that disrupt life in our neighborhoods. The current ordinances do little to nothing to deter these gatherings. It is long past time for stronger laws that will protect Tempe's home owners.
30. The current process is not working well. These seem to be reasonable changes to offer improvement - as long as they are enforced regularly.
31. The house next door to us often has parties. The current fines do not prevent them from happening.
32. The increase in fines should promote compliance and reduce the number of calls for police assistance regarding property enhancement and loud parties.
33. The number of college rental alcohol parties has increased noticeably in my neighborhood in recent years. One of the frat houses had a huge party after the COVID lockdowns. It's become quite obnoxious and I'm glad the city is taking steps to hopefully decrease this problem.
34. There are many areas in downtown Tempe and close by that are subject to ongoing frat parties and gatherings in general, that block traffic, create major disturbances, block parking for residents, littering, and causing havoc for residents in general. We see very little regulation and enforcement on these issues. The laws should be enforced in general, and property owners must be held accountable to their tenants.
35. There has been an increase in developers purchasing and remodeling homes into high density student rentals. There are several on my block who have loud parties almost every weekend all year round with people sitting on the roof and cars everywhere. The renters have no investment in the community and don't care about the noise or parking nuisance they cause nor do the investors or landlords since they don't live in the community. This detracts from the quality of life of the community around them.
36. There many loud parties that have resulted in dangerous situations. Too many people which often means that there are guests that the property tenants don't know. Also the amount of uber traffic blocks neighborhood traffic causing dangerous situations. The worst offenders have mostly repeated offenders. Often same property but new tenants over many years. The guests also pre in neighbors yards, are loud arriving and leaving these events, and leave garbage. Aside from that, it's noisy for many hours often into the early morning hours. And there have been injuries, fights and deaths resulting from these "as was the case with my 23 year old son, an ASU engineering student. Tempe must tighten up the policy for resident and guest safety.

37. We have had several LARGE parties and with a large number of vehicles and vans/Waymo dropping of large groups. Loud noise. Also the one house has had unpermitted structures in the rear yard.
38. We have two rental properties in our neighborhood that continually break the ordinance. I think fining the property owners will help with reinforcement and hopefully with rental agreements being tightened up. Owners need to take responsibility!
39. We live on a street where many single family homes have been turned into high density student rentals (which have sometimes also resulted in houses full of young men that all belong to one fraternity). Large parties disrupt the neighborhood. It's not only loud music/yelling, it's also cars completely filling the streets, kids using the front yards all the way down the block as bathrooms, trash, etc. At some point they settle down but every year it's a new group. The character of the neighborhood has changed. I know that we're never going to get actual neighbors back...but with enforcement, at least there is peace.
40. Yes,. We need to discourage these massive college parties from ruining entire weekends. They spend 2-3 days building stages and lighting rigs that tower over my yard. They literally park moving trucks IN my driveway blocking me in while they unload. I have had to ask them to move multiple times just so I can leave. On the day of the parties, there is a constant line of Ubers blocking the streets, and then giant crowds leave en masse when the police come and shut it down. We have also seen dozens of drunk party goers peeing and puking in my driveway or yard. Its all so unacceptable. I love living in Tempe but not this.

No responses:

1. Because there's no reason to enforce this our parks are safe and friendly right now it's like you guys want to pass codes to bother more people every that comes to this park is friendly we have great relationships
2. I am against the changes because the code is already pretty strict about loud music, parties and loud noise. Live events like the Innings Festival and Iron Man are more of a disturbance than any celebrations or events hosted by neighbors.
3. Increasing these fees during a time where people are struggling financially, is not it.
4. It crosses the line to over policing our neighborhood. The current ordinance is sufficient!
5. Its stupid we live in a collage town its all a money grab
6. people in Tempe will complain and call the cops even if you have a birthday party with music that ends at 8PM and this is just an excuse for noisy neighbors to complain, they see other people having fun and they want to stop it. everything will be an "unlawful" gathering and the police have more important things to worry about than a birthday party
7. RIDICULOUS government overreach, and likely would fail a constitutional challenge. you offer no court procedure to fight, only the same police that write the violations get to rule on them.
8. Sounds like an awful lot of power for the police chief. This ordinance seems to be very subjective and severely lacking in due process... The police issue the violations and you may or may not be able to appeal, but if you are your appeal is to the chief of police. Also, Tempe has voiced aspirations of providing affordable housing and adding to the supply of housing, so obviously the best prescription for that is introducing overreaching

ordinances that decrease the available housing stock by shelving the renting of particular houses for 3 years? Even worse this ordinance will likely draw expensive legal /constitutional challenges. Did you guys find an old retiree from the politburo to write this one for you?

9. Tempe is a college town, and I chose to live here because I love the culture and energy. I've never had the cops called on one of my parties, but I've been to parties that have had that happen at 9pm on a Friday night. That's too far. I do not think the rules should get stricter. Keep Tempe fun! If people want to live in a quiet city with no parties or fun, they can move to Apache Junction.
10. Until we have a hard line in the sand of what a Nuisance Party is, I do not agree with any larger fines in regards to Nuisance Parties.

Not sure responses:

1. The fines seem excessive for 1st time offender

2. Do you have any additional comments?

1. As long as they get enforcement.
2. fook you tempe and your police state overreach, you nazi coq sugars
3. I agree with the increased fees and I also agree with the timeline. Like you said these parties rotate to different homes and this only happens maybe once every three months or so but when it does the cops always come and break it up.
4. I don't think we should allow anything but sparklers and small firecrackers within the city limits. It infringes on my privacy and peace. I imagine there are other people similarly impacted.
5. I fully support the changes. In addition, as outlined in the proposed amendments, police have more serious concerns at times, not needing to patrol and monitor house parties. These penalties could be a win-win situation in helping to tamp down wild parties as well as adding additional monies to the Tempe city funds.
6. I have lived in my modest home for over 30 years and over time am now surrounded by rentals. The property next door was at one time a STR, nightmare situation, and now a rental. Between property across the street and now next door, they have had parties that have closed down traffic, youth in the street, loud music and celebrating outside the wall of the properties. One year, Halloween time, there was a shooting next door to my home; keep in mind the property. Youth were cowering in my carport to shield from the gunshots; putting my family and myself in harms way was at the center a youth party. Thank you for addressing this concern.
7. I was part of an Ad Hoc Committee composed of home owners, renters and Landlords to find a solution with all of the relentless ongoing weekend neighborhood parties during Hugh Hillman's time in office as Mayor. Many Ideas were put before the Mayor and Council. One of my ideas as a Landlord and Home Owner in our neighborhoods that were effected by many party houses was to focus on ASU and create a conversation with the students that wanted to live of campus. Many of these students that chose to live in our neighborhoods had total disregard of the effect of their Nuisance and Unlawful

Gatherings would be. Tempe talks about Owners, Landlords and the "responsible" party, but I believe that ASU is also a part of the equation. If you are a student enrolled at ASU and you choose to live off campus there should be a responsibility from the University to educate and ensure that the students know and abide by the laws and Tempe City codes of off living campus and their surrounding neighborhood. Another aspect of these over whelming parties, is the underage drinking and indecency in and out side the home is hard to manage from our Police Officers standpoint. This is where the "responsible" party is ticketed and the Gathering is disbanded. Clean up is big priority, there is no one monitoring this problem, not just the streets around our homes but the alleys after these parties. I talk about the after effects because there is no help with this problem. This is a new one, now the parties are happening in the day time so not to "disturb" the neighbors, however what is happening is disturbing! I have many stories and videos of issues from the many Nuisance Parties that I would love to share. My final thought (maybe) is that the Owner / Landlord should be obligated to have the ordinance in the Lease Agreement and be sure the Responsible Parties initial and acknowledge the ordinance, I did as a Landlord. Thank you for this online forum to express my thoughts and many others to hopefully enhance and help our Tempe Police / Fire fighters and City Government in finding a compromise to smoothing out these neighborhood Nuisance Parties / Gatherings.

8. I went to the meeting at the library and things were explained very well. I don't have any comments. I look forward to this passing in June!
9. I'd like to see some ways of holding the property owners responsible when it's a rental. Our neighborhood cul-de-sac has one party house that is a rental. Year after year (going on 13 years for me) it's college parties. The owner laughs it off and has no consequences or motivation to hold the renters accountable. It brings down the value of our homes. Additionally, the trash these parties generate. They will fill 4-5 alley bins, pile up the rest, and just dump trash in the alley. Red cups for months as it all blows around, leaving the rest of the homeowners to clean up after them.
10. is this really how you want police to spend their time? responding to kids birthday parties because boomers don't like music
11. Let's not ruin the greatest city in the valley. Please reject these amendments.
12. Make a bigger jungle gym or volleyball ball area or a water park the kids would love a water park here
13. No
14. No
15. No
16. No further comment.
17. No thank you
18. Owners should be notified of EVERY occurrence and fined. Not just warnings. Just not notify the tenant..
19. Please insure homes that are unoccupied and not maintained are fined. They are a blight on tge neighborhood. There also should be more enforcement of fines for owners who are using their homes in residentially zoned areas as businesses.
20. The proposed changes are quite reasonable.

21. There are many available commercial venues in Tempe (bars, hotels, stadiums, activity centers, etc) that have practices in place as well as ample space/parking to handle parties and large gatherings so no reason for activities like this in our neighborhoods. If things get out of control in a commercial setting, at least there are "staff" around for immediate assistance, authority notifications, etc.
22. There needs to be additional changes about all the trash these parties produce. We recently received a notice about cleaning up the alley of our trash but the trash is from the house next door. They overfill bins, leave trash loose in the alley and it blows around. People at these parties also pee in the alleys and front yards of neighbors.
23. These fines could be even higher but this is a step in the right direction.
24. Trash strewn Friday nights is up to us to clean up
25. We need more peace and quiet in Tempe.
26. We still don't have a true measure of if a neighbor is just being cranky or it is truly a nuisance party. Until we get decibel readings, or some other direct probable cause for the fines I do not agree with a higher fine. Right now the neighbors have all the weight, where there should be a threshold that is listed instead of "police judgment"