



Sustainability Minded

Short-Term Rental Management Guide

Become a more sustainable short-term rental host and save money by reducing waste, water usage, and energy usage at your accommodation. This guide, and the accompanying guest brochure, is designed to help you and future guests make a positive impact on our community!

WASTE: TAKE ACTION



Quick Fix

- *Provide recycling services on the property, including separate services for glass.*
 - Call City of Flagstaff Solid Waste Department: (928) 213-2110.
- *Educate guests on proper recycling practices:*
 - Signage on bins:
 - Landfill
 - Recycling
- *List available food recovery and donation locations within the house manual.*
 - This allows guests to donate uneaten food items they may have left over from their stay.
 - A link is provided in the Guest Brochure provided by the Sustainability Office.
- *Share a map of free city-led residential food scraps drop-off sites.*
 - A link is included in the Guest Brochure provided by the Sustainability Office.
- *Provide reusable shopping bags, water bottles, and to-go containers for guests when they are out and about.* Many single use to-go items from businesses are not recyclable in Flagstaff and will go to the landfill.
- *Promote drinking Flagstaff's tap water to deter guests from purchasing bottled water.* Information is included in the guest brochure.



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WASTE: TAKE ACTION

- **Select environmentally friendly products to stock and clean your accommodation:**
 - Switch to reusable hand towels and napkins or purchase paper products made of 100% recycled materials.
 - Purchase toiletry items and cleaning supplies such as shampoos, laundry detergent and dish soap in bulk size containers.
 - Use green-certified cleaning products or consider making your own.
 - Utilize reusable mops, cleaning rags, etc.



Long-term Investment

- **Provide onsite composting or a food waste collection service on property:** Build a hot pile in your backyard or purchase a prefabricated composter for onsite composting. There are several privately owned collection companies in northern Arizona that offer pick-up for a monthly fee:
 - [Corbin Composting](#)
 - [Compost Crowd](#)
- **Select environmentally friendly items to furnish your accommodation:** Purchase used furniture, lighting, and other materials when decorating or remodeling.

WASTE: RESOURCES

- **Residential Food Scraps Drop-off Program:** The City of Flagstaff Sustainability Office provides a free and convenient food scraps drop-off for Flagstaff residents. Food scraps are taken to local farms to be processed.
- **Flagstaff Sustainability Leaders:** This training program educates and equips participants to be leaders and advocates for climate action within Flagstaff. After completing the course, participants join a growing community of Sustainability Leaders who volunteer for local organizations and teach others about climate action.



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ENERGY: TAKE ACTION



Quick Fix

- **Encourage guests to be energy conscious.**
 - Post signs near light switches to encourage guests to turn off lights when not in use.
 - Remind guests to unplug devices when they're not in use, including mobile phone and laptop chargers.
- **Adjust your water heater:** The standard temperature for a water heater is 140 degrees F. Save energy by lowering the temperature to 120-130 degrees F.
- **Replace lightbulbs:** Energy-efficient light bulbs, like LED, use less energy and last longer than incandescent options.



Long-term Investment

- **Evaluate your appliances:** When it's time to buy new appliances, opt for ones with high energy-efficient ratings.
- **Weatherproof your space:** Install weather stripping on doors and insulate windows to help save on heating and cooling costs.
- **Purchase smart thermostats with automated controllers:** Wi-Fi-enabled thermostats allow you to regulate temperature when guests' arrive and depart. To conserve energy, thermostats should be set at 68 degrees F.

ENERGY: REBATES & RESOURCES

- **Home Weatherization Rebate Program:** Apply for a rebate for energy efficiency upgrades performed on homes within city limits. Upgrades provide energy conservation benefits to homeowners and help to reduce community-wide energy demand.
- **Home Energy Efficiency Workshop:** Free! Join City of Flagstaff staff from Water Conservation, Sustainability, and Code Enforcement and local energy specialists from Cozy Home to bring you simple DIY tips, tricks and supplies to help make your home water and energy efficient.



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WATER: TAKE ACTION



Quick Fix

- **Install aerators on all faucets and water-efficient shower head.** This helps to reduce water consumption without any effort from guests. These are available for free when you email savewater@flagstaffaz.gov
- **Routinely look for and repair leaks:** inspect areas around toilets, sinks, tubs, and appliances in order to detect and repair leaks. Toilet leak kits and DIY plumbing guidebooks are available at savewater@flagstaffaz.gov
- **Follow watering rules to reduce outdoor consumption:** Review them [here](#).
- **Encourage guests to take shorter showers by providing a timer or posting signage.**
- **Post signs near faucets and appliances** to encourage guests to turn off the water when not in use and use eco settings on appliances such as dishwashers and washing machines.



Long-term Investment

- **Choose energy-efficient appliances that use less water** when purchasing or replacing appliances.
- **Install water-efficient toilets!** Rebate information available in next section.
- **Xeriscape your yard:** Plant drought-tolerant species, remove turf, and install smart irrigation to reduce water usage. Learn more about xeriscaping on the Low Water Landscape Program website.
- **Utilize rainwater harvesting for outdoor watering.**



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Minded

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WATER: REBATES & RESOURCES

- **Water Consultations:** Not sure how to replace aerators or where to prioritize water savings? Water Conservation offers free consultations to install free water-efficient fixtures, check leaks, and which appliances to prioritize replacing.
- **Low-Flow Toilet Rebate:** Receive a \$75 rebate when replacing a toilet with 1.1 GPF or less.
- **Low Water Landscape Rebate Program:** Convert all or a portion of grass to low-water-use plants. We are here to help with knowledge, resources, and a \$0.25 per square foot rebate for converting your lawn to a low-water landscape!
- **Rainwater Harvesting Programs:**
 - Rainwater harvesting large-scale tanks(s) rebate (\$100 rebate)
 - Free rainwater harvesting container (55-gallon)
- **Coconino County Water Conservation Resources:** xeriscaping, irrigation methods, rainwater harvesting resources, and more.
- **City of Flagstaff Water Saving Tips and Resources:** toilet repairs, using reclaimed water for landscape irrigation, and more



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MARKETING YOUR PROPERTY: TAKE ACTION



Quick Fix

- **Update Property Title and Description:** Change your short-term rental title and description to include language about how your property supports resource conservation and sustainable practices.

Example:

- **Title:** Solar powered cottage in downtown Flagstaff
- **Brief Introduction:** Enjoy our eco-friendly cottage in downtown Flagstaff that features brand new energy efficient appliances, bikes for riding around town, and a beautiful xeriscape backyard.
- **Room-by-Room descriptions:** In our kitchen, you will find reusable to-go containers and mugs that you are welcome to use during your stay.
- **Outdoor spaces:** Our xeriscape backyard is filled with native plants that are watered by our rain catchment system.
- **Location:** This property is a 10 minute walk from a grocery store, local restaurants, and a neighborhood park.

MARKETING YOUR PROPERTY: RESOURCES

7 Stylish Eco-Friendly Airbnbs for a Sustainable Vacation: Get inspired by these 7 eco-friendly Airbnb properties across the world.

Best Airbnb listing descriptions - Our top examples: Write a property description that highlights eco-friendly amenities and the special features of your home.