



# SHORT-TERM RENTAL OF RESIDENTIAL PROPERTY

City Council  
May 1, 2018

# PURPOSE

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- To provide a follow-up related to Council discussion and input related to the examination of short-term rentals (STRs) and the development of guiding principles for consideration.

# TODAY'S AGENDA

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- STRs - Comparative Analysis
- Policy Objective Considerations Checklist
- Next Steps







# COMPARATIVE ANALYSIS



	Fort Worth, TX	Boulder, CO	Charleston, SC	Savannah, GA	Portland, OR	Fredericksburg, TX	Asheville, NC	Santa Fe, NM	Galveston, TX
<b><u>Registration/Permitting</u></b>									
Registration Required	✓		✓	✓	✓	✓		✓	✓
Fee required				✓	✓	✓		✓	
C/O required	✓							✓	
Inspection required					✓	✓	✓		
Occupancy and/or other taxes required	✓	✓	✓	✓	✓	✓	✓	✓	✓
Consequences for complaints filed		✓		✓	✓	✓		✓	✓

# COMPARATIVE ANALYSIS



	Fort Worth, TX	Boulder, CO	Charleston, SC	Savannah, GA	Portland, OR	Fredericksburg, TX	Asheville, NC	Santa Fe, NM	Galveston, TX
<b><u>Additional Requirements</u></b>									
Supplemental use standards	✓								
Parking requirements	✓		✓	✓	✓		✓	✓	
Trash/recycling requirements									
Outdoor assemblies curfew								✓	
Mandatory designated representative		✓		✓		✓			
Rules/Conduct postings inside units				✓	✓	✓		✓	✓



# COMPARATIVE ANALYSIS



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<b><u>Additional Requirements</u></b>									
Maximum number of rental days		✓							
Maximum occupancy	✓	✓	✓	✓		✓		✓	✓
Notification to neighbors					✓			✓	
Good neighbor brochure									✓
Site plan	✓		✓			✓	✓	✓	

# COMPARATIVE ANALYSIS



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<b><u>Additional Requirements</u></b>									
Limit types of events (weddings, parties, receptions)	✓					✓			
Noise restrictions						✓		✓	
Maximum number of bedrooms							✓		

# POLICY OBJECTIVE CONSIDERATIONS



<u>Regulatory Mechanism</u>	Yes	No
Prohibit	<input type="checkbox"/>	<input type="checkbox"/>
Utilize current regulations (E.g. Nuisance & Traffic Chapters; Texas Penal Code); or	<input type="checkbox"/>	<input type="checkbox"/>
Establish clear definition in the UDC by revising definition of Bed & Breakfast; or	<input type="checkbox"/>	<input type="checkbox"/>
Establish clear definition in the UDC by adding definition in “Lodging Facilities” use category with restrictions/regulations; or	<input type="checkbox"/>	<input type="checkbox"/>
Establish clear definition via a “stand-alone ordinance”	<input type="checkbox"/>	<input type="checkbox"/>

# POLICY OBJECTIVE CONSIDERATIONS



<u>Restrictions</u>	Yes	No
Certain zoning	<input type="checkbox"/>	<input type="checkbox"/>
“Vacation rentals”	<input type="checkbox"/>	<input type="checkbox"/>
Operation of additional properties as “vacation rentals” (operators principal residence is in Arlington and has a homestead exemption)	<input type="checkbox"/>	<input type="checkbox"/>

# POLICY OBJECTIVE CONSIDERATIONS



<u>Restrictions</u>	Yes	No
“Home-sharing” (primary resident on-site during visitor’s stay)	<input type="checkbox"/>	<input type="checkbox"/>
“Un-hosted home-sharing” (primary resident occupies property a majority of the time while not renting, but is allowed to be off-site for a maximum number of days annually, during guests visit)	<input type="checkbox"/>	<input type="checkbox"/>
Proximity to another STR with no buffer	<input type="checkbox"/>	<input type="checkbox"/>
Proximity to another STR with buffer (e.g. cannot be within 1000 ft. of another STR)	<input type="checkbox"/>	<input type="checkbox"/>

# POLICY OBJECTIVE CONSIDERATIONS



<u>Caps</u>	Yes	No
Cap on number of STRs city-wide	<input type="checkbox"/>	<input type="checkbox"/>
Cap on percentage of homes used as STR (e.g. percentage of units within census track)	<input type="checkbox"/>	<input type="checkbox"/>
Cap on number of nights rented within a specified time-period	<input type="checkbox"/>	<input type="checkbox"/>

# POLICY OBJECTIVE CONSIDERATIONS



<u>Registration / Permitting</u>	Yes	No
Annual Registration / Permit required	<input type="checkbox"/>	<input type="checkbox"/>
Annual Registration / Permit Fee required - Staff will provide business models and options that provide the level of service Council deems appropriate	<input type="checkbox"/>	<input type="checkbox"/>
C/O required	<input type="checkbox"/>	<input type="checkbox"/>
Safety devices and annual inspection required (e.g. fire extinguisher; smoke/carbon monoxide detectors)	<input type="checkbox"/>	<input type="checkbox"/>
Hotel Occupancy Tax remittance	<input type="checkbox"/>	<input type="checkbox"/>

# POLICY OBJECTIVE CONSIDERATIONS



<u>Registration / Permitting</u>	Yes	No
Consequences for complaints filed (e.g. substantiated number of violations within specified time - period results in suspension for a prescribed period-of-time; citation)	<input type="checkbox"/>	<input type="checkbox"/>
City issued permit number posted on all advertisements/hosting platforms	<input type="checkbox"/>	<input type="checkbox"/>



# POLICY OBJECTIVE CONSIDERATIONS



<u>Additional Requirements</u>	Yes	No
Parking restriction - Onsite only	<input type="checkbox"/>	<input type="checkbox"/>
Parking restriction - Onsite only but limit number of cars to total occupancy (e.g. one space per bedroom)	<input type="checkbox"/>	<input type="checkbox"/>
Physical conversion of residential property to transient use is not allowed (this includes paving for additional parking)	<input type="checkbox"/>	<input type="checkbox"/>
Maximum occupancy - (e.g. 2 adults per bedroom + 2 adults; provide maximum number of total allowed for daytime and/or nighttime use)	<input type="checkbox"/>	<input type="checkbox"/>
Local contact available 24 hours/day with response within a specified time-period	<input type="checkbox"/>	<input type="checkbox"/>

# POLICY OBJECTIVE CONSIDERATIONS



<u>Additional Requirements</u>	Yes	No
Notify adjoining property owners and provide local contact information	<input type="checkbox"/>	<input type="checkbox"/>
Require guests to receive written notification of restrictions	<input type="checkbox"/>	<input type="checkbox"/>
Limit types of events (e.g. weddings, parties, receptions)	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor assembly curfew	<input type="checkbox"/>	<input type="checkbox"/>
Noise restrictions - (e.g. amplified sound)	<input type="checkbox"/>	<input type="checkbox"/>

# NEXT STEPS

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Staff will proceed as directed by City Council



# Questions