



SHORT-TERM RENTAL OF RESIDENTIAL PROPERTY

City Council
May 8, 2018

PURPOSE



- To provide a follow-up and reaffirmation of Council consensus of elements to be considered in a proposed short term rental ordinance



TODAY'S AGENDA



- Policy Objective Considerations Checklist
- Next Steps

REGULATORY MECHANISM



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

RESTRICTIONS



	Yes	No
Certain zoning	<input type="checkbox"/>	<input checked="" type="checkbox"/>
“Vacation rentals” (owner does not reside on-site)	<input type="checkbox"/>	<input type="checkbox"/>
Operation of additional properties as “vacation rentals” (operator’s principal residence is in Arlington and has a homestead exemption)	<input type="checkbox"/>	<input type="checkbox"/>

RESTRICTIONS



	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 checked="" type="checkbox"/>
Proximity to another STR with buffer (e.g. cannot be within 1000 ft. of another STR)	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Yes	No
Cap on number of STRs city-wide	<input checked="" 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 checked="" type="checkbox"/>
Cap on number of nights rented within a specified time-period	<input checked="" type="checkbox"/>	<input type="checkbox"/>

REGISTRATION / PERMITTING



	Yes	No
Annual Registration / Permit required	<input checked="" 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 checked="" 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; proof of appropriate insurance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hotel Occupancy Tax remittance	<input checked="" type="checkbox"/>	<input type="checkbox"/>

REGISTRATION / PERMITTING



	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 checked="" type="checkbox"/>	<input type="checkbox"/>
City issued permit number posted on all advertisements/hosting platforms	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL REQUIREMENTS



	Yes	No
Parking restriction - Onsite only	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking restriction - Onsite only but limit number of cars to total occupancy (e.g. one space per bedroom)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Physical conversion of residential property to transient use is not allowed (this includes paving for additional parking)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum occupancy - 2 adults per bedroom + 2 adults; total occupancy not to exceed 12 adults	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Local contact available 24 hours/day with response within a specified time-period	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL REQUIREMENTS



	Yes	No
Notify adjoining property owners and provide local contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Require guests to receive written notification of restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Prohibit all event type activities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Outdoor assembly curfew (10 p.m.– 9 a.m.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise restrictions - (e.g. amplified sound)	<input checked="" type="checkbox"/>	<input type="checkbox"/>



NEXT STEPS

- Staff will research and develop proposed draft ordinance language for the following three options :
 - Prohibit “vacation rentals”
 - Prohibit “vacation rentals” but allow “home-sharing” with Council recommended restrictions
 - Allow “vacation rentals” and “home-sharing” with Council recommended restrictions



Questions