

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

Utilize current regulations (E.g. Nuisance & Traffic

Establish clear definition in the UDC by revising

Establish clear definition in the UDC by adding

Establish clear definition via a "stand-alone

definition in "Lodging Facilities" use category with

Chapters; Texas Penal Code); or

definition of Bed & Breakfast; or

restrictions/regulations; or

Prohibit

ordinance"

Certain zoning

site)



RESTRICTIONS		
	Voc	No
	Yes	No



Operation of additional properties as "vacation rentals" (operators principal residence is in Arlington and has a homestead exemption)

"Vacation rentals" (owner does not reside on-



RESTRICTIONS			
	Vec	No	

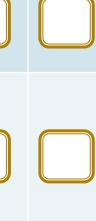
"Home-sharing" (primary resident on-site during visitor's











Proximity to another STR with no buffer

within 1000 ft. of another STR

Proximity to another STR with buffer (e.g. cannot be

stay)



CAPS		
	Yes	No

Cap on number of STRs city-wide





Cap on percentage of homes used as STR (e.g.

percentage of units within census track)





Cap on number of nights rented within a specified time-period





REGISTRATION / PERMITTING

Hotel Occupancy Tax remittance



	Yes	No
Annual Registration / Permit required	✓	
Annual Registration / Permit Fee required - Staff will provide business models and options that provide the level of service Council deems appropriate	~	
C/O required		
Safety devices and annual inspection required (e.g. fire extinguisher; smoke/carbon monoxide detectors; proof of appropriate insurance)	✓	

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)	~	

City issued permit number posted on all advertisements/hosting platforms







ADDITIONAL REQUIREMENTS		W
	Vas	

ADDITIONAL REQUIREMENTS		X
	Vos	No

Parking restriction - Onsite only but limit number of cars

Physical conversion of residential property to transient

Maximum occupancy - 2 adults per bedroom + 2 adults;

Local contact available 24 hours/day with response within

use is not allowed (this includes paving for additional

to total occupancy (e.g. one space per bedroom)

total occupancy not to exceed 12 adults

a specified time-period

Parking restriction - Onsite only

parking)



ADDITIONAL REQUIREMENTS	

Yes

Notify adjoining property owners and provide local contact

Require guests to receive written notification of

Outdoor assembly curfew (10 p.m.- 9 a.m.)

Noise restrictions - (e.g. amplified sound)

Prohibit all event type activities

information

restrictions

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