



# SHORT-TERM RENTAL OF RESIDENTIAL PROPERTY

City Council  
May 22, 2018

# PURPOSE



- To discuss specific methods of implementing previously discussed policy objectives.



# TODAY'S AGENDA

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- Review specific proposed regulation language that addresses specific policy objectives
- Next steps



# REGULATORY MECHANISM

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- Establish clear definition via a “stand-alone ordinance”



- Adopt the “Short Term Rentals” Chapter of the Arlington City Code



# DEFINITIONS

- Establish precise definitions for different types of short term rentals



- ***Type I STR (home-sharing)*** means an owner-occupied primary residence that is simultaneously occupied by the owner and a short-term tenant occupant.
- ***Type II STR (home rental)*** means an owner-occupied primary residence, or portion thereof, that is rented to a third party for lodging purposes on a short-term basis.
- ***Type III STR (transient-vacation rental)*** means a residential dwelling unit that does not serve as the primary residence of its owner.



# RESTRICTIONS

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- Prohibit “Vacation Rentals”



- Type III STRs are strictly prohibited. It shall be unlawful for a person to operate or advertise a short term rental that is not the owner-occupied primary residence of the owner.



# AMENDMENT TO UDC

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- An amendment to the Unified Development Code providing a cross reference to the proposed “Short Term Rentals” Chapter would add clarity and prevent ambiguity.
- Similar to cross reference to Gas Drilling and Production Chapter.



# NEXT STEPS

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- A draft ordinance is prepared and scheduled for consideration by the City Council.

OR

- An additional work session discussion is scheduled to discuss specific additional considerations.





# Questions