

SHORT-TERM RENTAL OF RESIDENTIAL PROPERTY

City Council June 19, 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		
	Yes	No

"Vacation rentals" (owner does not reside on-

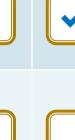
Operation of additional properties as "vacation

rentals" (operators principal residence is in

Arlington and has a homestead exemption)

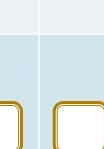
















RESTRICTIONS		**
	Voc	No

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

"Un-hosted home-sharing" (primary resident occupies

allowed to be off-site for a maximum number of days

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

annually, during guests visit)

within 1000 ft. of another STR

Proximity to another STR with no buffer

property a majority of the time while not renting, but is



CAPS			
		Yes	No















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





REGISTRATION / PERMITTING

Hotel Occupancy Tax remittance



REGISTRATION / PERIVITITING		
	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	

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	No	



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ADDITIONAL REQUIREIVIENTS		
	Yes	No

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 proceed at the direction of Council



Questions