

Short Term Rental Regulations

City Council
January 22, 2019

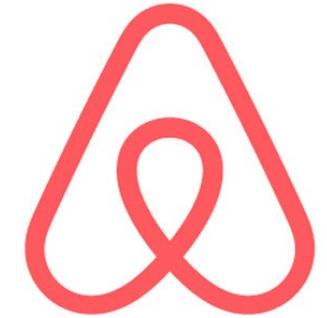
The logo for Addison City Council, featuring the word "ADDISON" in blue, uppercase letters inside a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes a grey triangle pointing towards the top right corner.

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Short Term Rentals

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- Definition - renting out of a furnished home for a stay of less than a month
 - Typically, stays range between one night and one week
- Grown in prominence with online marketplaces such as Airbnb, HomeAway, and VRBO
- Enables residents to open their home or even a single room for short term guests



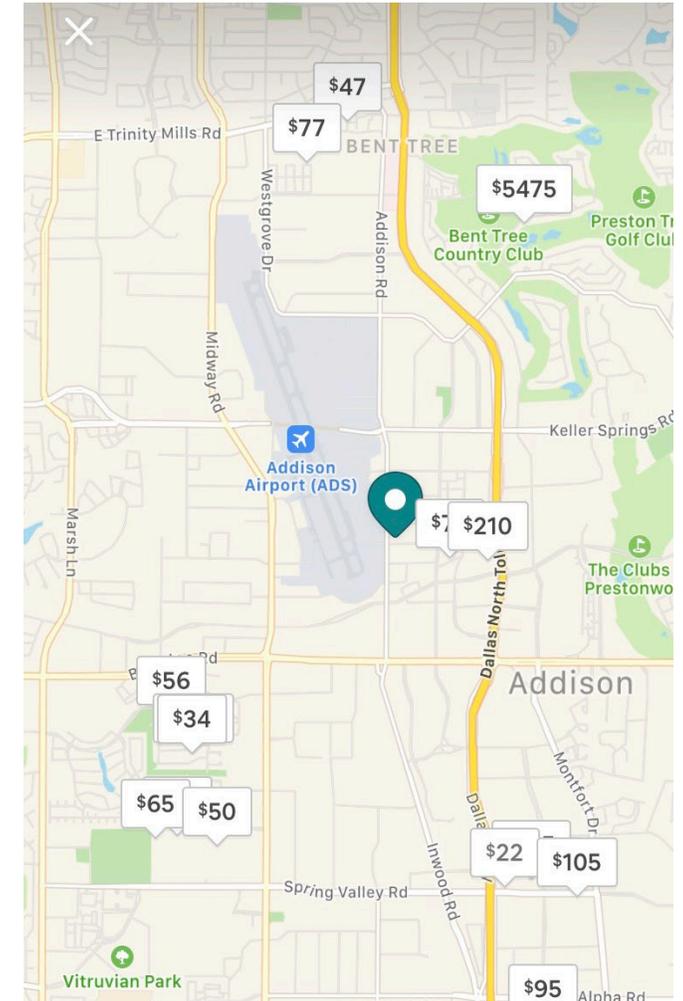
airbnb



Short Term Rentals in Addison

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- There are 10-20 properties in Addison listed on the various websites depending on the night
 - Photo shows properties listed on Airbnb
- The Town does not currently regulate in any way
- The Town does not currently collect the local portion of the hotel occupancy tax, but could with an ordinance change
- Staff spoke with MMA and UDR, neither allow residents to sublease apartments including for short term rentals



How Are Other Cities Regulating?

City	Short Term rental Regulations?	Collecting Hotel Occupancy Tax?
Allen	No	No
Carrollton	No	No
Coppell	Yes	Yes
Farmers Branch	No	No
Flower Mound	No	No
Frisco	No	No
Grapevine	Yes	No
Irving	No	No
Lewisville	No	No
McKinney	No	Yes
Plano	No	Yes
Richardson	No	No

- Considers short term rentals as included under the term “single-family dwelling transient rental”
 - The term includes the rental of any dwelling or portion thereof for less than 30 days
- Single Family Dwelling Transient Rentals are prohibited entirely within the city
- In September 2018, Grapevine City Council affirmed that short term rentals were banned and instructed staff to proceed with enforcement
 - Property owners sued Grapevine over the ban
 - In November 2018, State District Court issued a temporary injunction against the City stating that the ban constitutes a hardship on property owners
 - The case will go to trail on April 15, 2019

- Defines Short Term Rental as rental of any residence or portion thereof for less than 30 days.
- Requires all short term rental properties to be registered with the city
 - 1 year term
 - \$25 fee for single-family homes, \$10 for apartments
- Must be the owner's primary residence
- Requires inspection by Coppell Community Development Department for compliance with the International Property Maintenance Code
- Regulates number of occupants allowed and number of vehicles allowed
- Requires renters to be given informational brochure
- Requires city to notify property owners within 100 feet of the property to provide information regarding ordinance and 24 hour contact information of owner of the property or a local emergency contact

Other Regulatory Approaches

- Some restrict short term rentals in certain zoning districts
- Some limit the number of short term rentals that may operate within a certain vicinity of each other
- Some limit the amount of times a residence can be rented out per year
- Some require the host to be present onsite during the rental period
- Some have a tiered registration with different regulations if the property is not the owner/operator's primary residence

- Would the Council like staff to develop regulations for Short Term Rentals through a registration process?
 - If yes, what type of regulations is the Council interested in?
- Would the Council like to amend the Town's Hotel Occupancy Tax ordinance to enable the collection of tax revenue from Short Term Rentals?