

# Short Term Rental Regulations

City Council  
January 22, 2019

The logo for the City of Addison, featuring the word "ADDISON" in blue capital letters inside a white circle, which is set against a blue background with a white diagonal stripe.

**ADDISON**

# Short Term Rentals

ADDISON

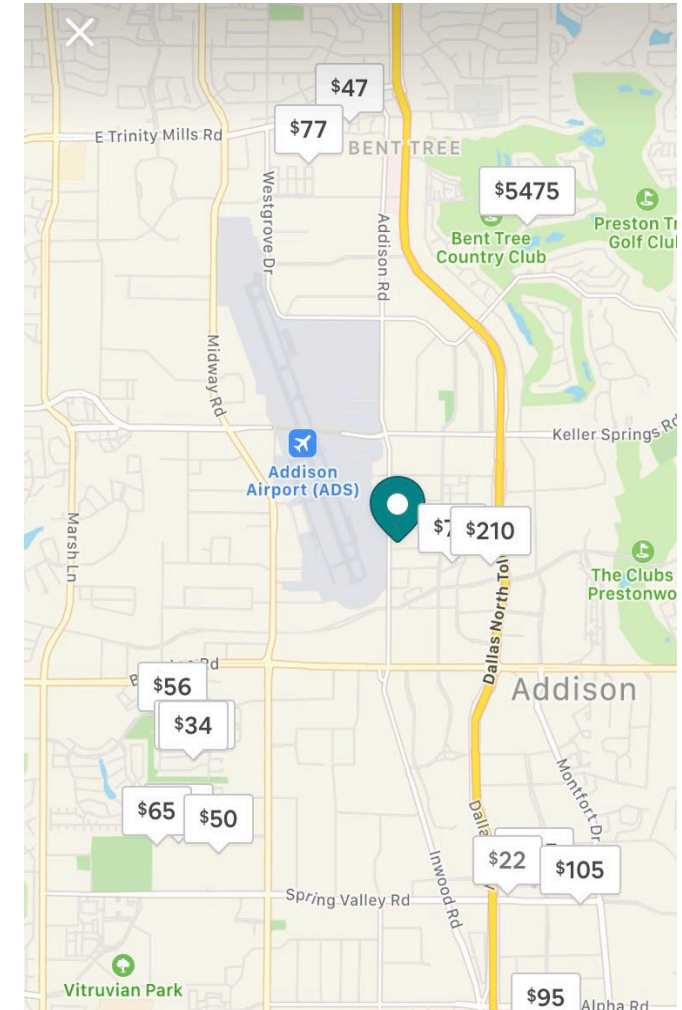
- Definition - renting out of a furnished home for a stay of less than a month
  - Typically, stays range between one night and one week
- Grown in prominence with online marketplaces such as Airbnb, HomeAway, and VRBO
- Enables residents to open their home or even a single room for short term guests



# 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?

A blue circular logo with the word "ADDISON" in white capital letters.

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