

# Short Term Rental Regulations

City Council  
October 26, 2021

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 line.

**ADDISON**

- Ordinance O19-08 was passed in March 2019 and updated and extended in March 2020
  - Defined Short Term Rental (STR) as:
    - "the rental of any residence or residential structure, or a portion of a residence or residential structure for a period of less than 30 days".
    - Limited to primary residence of applicant
    - The term does not include:
      - (1) a unit that is used for a nonresidential purpose, including an educational, health care, retail, restaurant, banquet space, or event center purpose or another similar use;
      - (2) a bed and breakfast; or
      - (3) a hotel
  - STR must register and abide by certain requirements
  - Sunset Review: Expiration on April 30, 2021
    - Due to staff transition, consideration of updates did not occur prior to sunset

# Ordinance Provisions



- Town has right to inspect the property
- No external signage
- Occupancy limit:
  - No more than two adults per bedroom, plus two adults
  - 10 person maximum
- Vehicle limit:
  - Maximum that can be accommodated in garage and driveway
- Must be the registrant's primary address (homestead)
- Must pay applicable hotel occupancy taxes
- Cannot rent for the primary purpose of having a Party venue
- Must share neighborhood information for parking, noise, trash
- Annual registration fee of \$115.00
- Throughout lifespan of the program, 6 properties registered

#### CONTACT INFORMATION FOR PROPERTY OWNER:

#### 24-HOUR LOCAL DESIGNATED CONTACT:

#### TOWN OF ADDISON PHONE NUMBERS:

- Emergency: 911
- Nonemergency: 972-450-7156
- Public Works Issues: 972-450-2871
- Development Services: 972-450-2880  
(to report an issue with a Short-Term Rental property)

THE TOWN OF ADDISON WEBSITE: <https://addisontexas.net/>

#### TOWN OF ADDISON TOURISM:

- Far from ordinary and close to everything, Addison is at the center of it all for dining, events, and theater in North Texas. Visit our tourism website at <https://visitaddison.com/> for additional information on places to be, things to see, and upcoming events.

#### EMERGENCY ALERTS IN CASE OF SEVERE WEATHER:

- Please visit [AddisonAlert.com](https://AddisonAlert.com) for up-to-date weather notifications.

**PLEASE ENJOY YOUR STAY BUT BE MINDFUL OF SOME OF THE TOWN'S RULES AND REGULATIONS.**

#### PARKING REQUIREMENTS:

- One car per bedroom, or the maximum number of cars that can be accommodated in the garage and driveway, without extending over the public rights-of-way (alleys and sidewalks) whichever is less.
- In single-family neighborhoods, on-street overnight parking, enforced 2am – 6am, is prohibited and subject to additional fines.

#### NOISE ORDINANCE:

- Loud and raucous noise is prohibited. This includes, but is not limited to the operation of mechanical or electrical device, apparatus, instrument, automobile, motorcycle or vehicle in such a manner that creates noise which is clearly audible at a distance of more than 50 feet from the source of the noise. Playing music at such volume that the sound creates a loud and raucous noise is prohibited on any day between the hours of 11:00 pm and 7:00 am.

#### TRASH COLLECTION:

- For single-family residences, collection days are Monday and Thursday beginning at 7am. Please do not put trash or recycling items out any sooner than 6pm the night before collection day, per Town Ordinance. There is no collection on Thanksgiving or Christmas.
- You should place garbage in one way receptacles (i.e. garbage bags) of sufficient strength to hold 35 pounds. Please put Garbage bags at least 3 feet away from your recycling cart.
- If your pick up is missed, please contact CWD at 972-392-9300, Option 2.
- In certain town home and condo developments, trash collection is handled privately. Please consult the property owner for more details about trash disposal

#### OCCUPANCY LIMIT:

- No more than two adult guests per bedroom, plus no more than two additional adults are allowed, with a maximum occupancy of ten (10) persons, adult and children.

#### A SHORT-TERM RENTAL PROPERTY IS PROHIBITED FROM BEING USED AS A PARTY VENUE.

- Party means a social gathering of people, including those who have not rented the residence, for the primary purpose of eating, drinking or entertainment in a manner that is disruptive to the surrounding properties.

ADDITIONAL INFORMATION ON SHORT-TERM RENTAL REGULATIONS CAN BE FOUND AT <https://addisontexas.net/STR>

- Grapevine
  - Short Term Rentals are prohibited entirely within the city
  - Property owners sued Grapevine over the ban
  - In August 2021, Court of Appeals denied city's appeal of trial court's denial of city's motion for summary judgement
  - City is continuing to pursue its legal options
- Arlington
  - City limited short term rentals to a special district established near the entertainment district and established other use specific standards intended to address party rentals
  - Property owners sued Arlington, and sought an injunction on enforcement
  - Trial court and appeals court denied property owners' request for temporary injunction
  - Property owners continue to consider legal options

Staff recommends **reinstatement of the short term rental regulations and elimination of the sunset provision**

- Staff will monitor ongoing litigation and return by Q4 of FY22 to address implementation challenges and any needed regulatory refinements

**Questions?**