

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	23514	Agenda Number	67.
---------------------	----------------	-------	----------------------	-----

Meeting Date:	4/25/2013	Department:	Planning and Development Review
----------------------	-----------	--------------------	---------------------------------

Subject

Set a public hearing to consider an ordinance amending City Code Title 25 to improve compliance, notification, enforcement, and efficiency of short-term rental regulations. (Suggested date and time: May 9, 2013, 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX).

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	February 28, 2013 – Council approved Resolution No. 20130228-040 initiating code amendments to City Code Title 25 relating to the regulation of short-term rentals and directing the City Manager to implement related improvements to the permitting, licensure, and enforcement process.
For More Information:	Jerry Rusthoven, 974-3207.
Boards and Commission Action:	To be reviewed by the Planning Commission on April 23, 2013.
MBE / WBE:	
Related Items:	

Additional Backup Information

On February 28, 2013, Council approved Resolution No. 20130228-040 initiating code amendments to City Code Title 25 relating to the regulation of short-term rentals. This amendment includes the following proposed changes:

- Amend the requirements for Type 1 STRs to allow an owner who is present on the property to rent one room on a short-term basis, without renting the entire structure.
- Create a Type 3 STR for multi-family properties, with the same application requirements as Type 1 and Type 2 STRs, and any additional restrictions deemed appropriate.
- Repeal Subsection (C) of Section 25-2-788 (Short-Term Rental (Type 1) Regulations).
- Amend Section 25-2-790(B)(2) to eliminate the requirement for applicants to provide a fax number.

- Add notification to neighborhood association contacts using electronic notification.
- Adjust the notification fee to reflect the direction in Subsection (E) and provide for a refund to applicants who previously paid the original fee.
- Provide that operation of an STR without a proper license is an offense under Section 1-1-99 (Offenses; General Penalty) punishable by a fine of up to \$2,000 per day.
- Include any other code amendments that are necessary to implement the additional direction in Part 2 of this resolution.

Staff recommends approval of this amendment.