

A G E N D A



Recommendation for Council Action

Austin City Council

Item ID

25045

Agenda Number

109.

Meeting Date:

8/8/2013

Department:

Planning and Development Review

Subject

Conduct a public hearing and consider an ordinance amending City Code Chapters 25-2 and 25-12 relating to the regulation of short-term rental residential uses and other regulating lodging establishments; authorizing the limited refund or credit for certain fees paid; and waiving the review requirement of Section 25-1-502.

Amount and Source of Funding

Fiscal Note

Purchasing
Language:

Prior Council
Action:

For More
Information:

Jerry Rusthoven, 974-3207.

Boards and
Commission
Action:

February 28, 2013 – Council approved Resolution No. 20130228-040 initiating code amendments relating to the regulation of short-term rentals.
April 23, 2013 – Approved by the Planning Commission on a 8-1 vote with Commissioner Nortey voting against the item.

MBE / WBE:

Related Items:

Additional Backup Information

The proposed code amendment includes the following 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.

Staff recommends approval of this amendment and requests an effective date of not less than 30 days out to provide for relevant implementation of Type 3 licensing and related changes proposed by this ordinance. .