

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	27118	Agenda Number	144.
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Meeting Date:	9/26/2013	Department:	Planning and Development Review
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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 regulated lodging establishments; authorizing the limited refund or credit for certain fees paid; and waiving the review requirement of Section 25-1-502. Related to Item # 145.

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. .