

## **RESOLUTION NO.**

**WHEREAS**, on June 18, 2015, the City Council passed Resolution No. 20150618-078, directing the City Manager to assess and develop immediate long-term solutions, among other things, for better enforcement of short-term rentals operating in violation of the City Code, or operating without a license; and

**WHEREAS**, the Council further directed the City Manager to bring forth a resolution at the August 20, 2015 Council Meeting to initiate proposed code amendments, including: (1) add a penalty for operating without a license; (2) add a requirement to include an occupancy limit statement in advertisements; (3) add a noncompliance penalty for operating with an expired license; (4) add an inspection requirement; (5) strike Section 25-2-791(G), the "Test the Waters" provision, of the City's Land Development Code; and

**WHEREAS**, it is in the City's best interest to ensure compliance with short-term rental regulations and other City codes including occupancy limits, noise and amplified sound restrictions, improper disposal of trash, and zoning and land use regulations, to protect the quality of life in our neighborhoods; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Council initiates and directs the City Manager to process amendments to the City Code that are necessary to:

- (1) add a noncompliance penalty for operating without a license;
- (2) add a requirement to include an occupancy limit statement in advertisements;
- (3) add a noncompliance penalty for operating with an expired license;

- (4) add an inspection requirement;
- (5) delete Section 25-2-791(G);
- (6) require short-term rental license holders to maintain a guest registry;
- (7) set the occupancy limit for short-term rentals at six adults;
- (8) require short-term rental license holders to demonstrate that the septic system complies with all City (or other applicable regulatory) requirements;
- (9) require the local contact to reside within the Austin Metro Area (five-county metropolitan area that surrounds the City of Austin) and be available to respond within the two hours after being notified by the City (or occupant) of an emergency;
- (10) require short-term rental license holders to comply with noise requirements;
- (11) require short-term rental license holders to provide supplemental parking when necessary; and
- (12) consider amending the penalty range for administrative citations.

**ADOPTED:** \_\_\_\_\_, 2015

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk