

RESOLUTION NO.

WHEREAS, on August 17, 2015, the Planning and Neighborhoods Committee took public comment and discussed code amendment recommendations for better enforcement of short-term rentals; and

WHEREAS, at the August 17, 2015 Planning and Neighborhoods Committee, the Committee postponed discussion and action on some of the short-term rental recommendations to the Committee's September 2015 meeting;

WHEREAS, on August 20, 2015, the City Council passed Resolution 20150820-052, directing the City Manager to process amendments, among other things, to the City Code to achieve the Planning and Neighborhoods Committee's recommendations; 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 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 achieve the following objectives:

1. Add short-term rentals to Section 1301 in City Code Section 25-12-213 (*Local Amendments to the International Property Maintenance Code*) inspection requirements in Chapter 13 of the Local Amendments;
2. Require an inspection and a septic system evaluation during the initial application process for all Type 2 short-term rentals and renewal inspections as recommended by the Austin Code Department;
3. Require short-term rentals to have property insurance that provides liability coverage when the property is rented; require the applicant to provide proof of liability coverage during the application process; and make failure to maintain liability coverage grounds to suspend or revoke the license;
4. Prohibit clustering of Type 2 short-term rentals and grandfather existing Type 2 short-term rentals that comply with City Code;
5. Set the occupancy limit for short-term rentals as the lesser of:
 - a. six unrelated adults;
 - b. four unrelated adults in the area defined in City Code Section 25-2-511(C) and (D); or
 - c. not more than two adults per bedroom;
6. Enforce the occupancy limit for short-term rentals through the administrative hearing process.

BE IT FURTHER RESOLVED:

The City Manager is directed to bring the proposed code amendments to Council for consideration at the same time as the code amendments initiated on August 20, 2015.

ADOPTED: _____, 2015

ATTEST: _____

Jannette S. Goodall
City Clerk

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