

**AGENDA**



**Recommendation for Council Action**

Austin City Council	<b>Item ID</b>	51812	<b>Agenda Number</b>	31.
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<b>Meeting Date:</b>	11/12/2015	<b>Department:</b>	Planning and Zoning
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**Subject**

Set a public hearing to consider an ordinance amending City Code Title 25 related to short-term rental use. (Suggested date and time: December 10, 2015, 4:00 pm at 301 W. Second Street, Austin, TX).

**Amount and Source of Funding**

**Fiscal Note**

<b>Purchasing Language:</b>	
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<b>Prior Council Action:</b>	
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<b>For More Information:</b>	Trish Link, Law Department, 512-974-2173; Marcus Elliott, Austin Code Department, 512-974-1951; Greg Dutton, Planning and Zoning Department, 512-974-3509.
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<b>Council Committee, Boards and Commission Action:</b>	October 27, 2015 – Approved by the Planning and Commission on a 11-0 voted with Commissioner Thompson absent and 1 vacancy..
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<b>MBE / WBE:</b>	
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<b>Related Items:</b>	
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**Additional Backup Information**

In August, September, and October of 2015, Council initiated amendments to the City Code related to short-term rentals (STRs) and directed the City Manager to bring the amendments within 150 days. These amendments include, but are not limited to:

- A 1000 ft. spacing requirement for Type 2 STRs
- A certification by the property owner regarding past code violations, if any, on the property
- A certificate of occupancy for the property issued no more than ten years from the date the STR application is submitted (for Type 2 and Type 3 applications)
- Compliance with septic system requirements
- Additional director discretion to deny, suspend, or revoke an STR license
- Additional operating requirements, including restrictions on noise and gatherings

- Changed occupancy requirements
- New provisions for repeat offenders and non-compliance fees
- New provisions for prima facie evidence of a violation