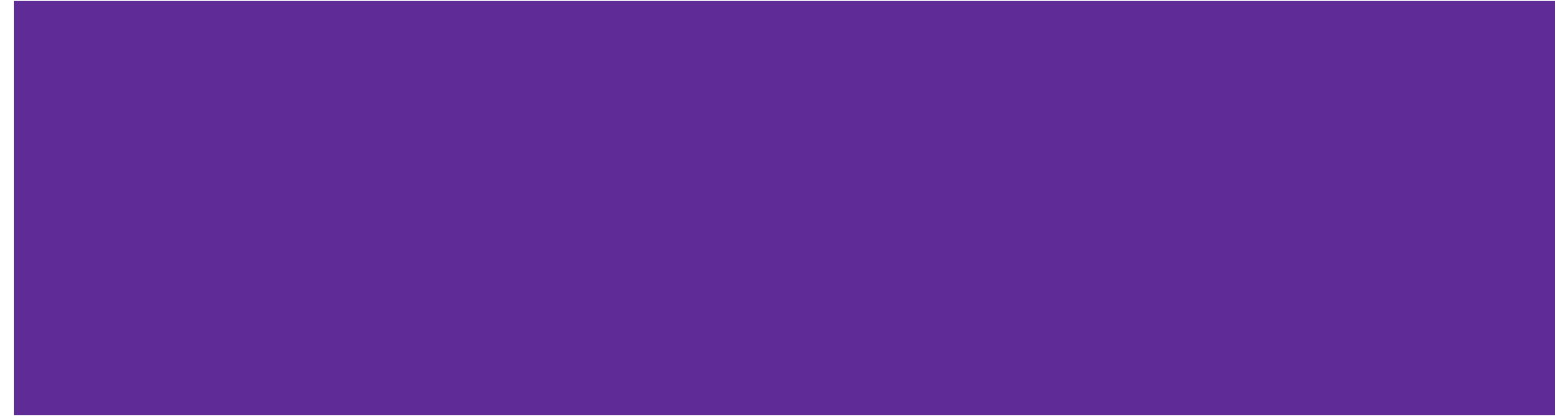


Short Term Rental Public Input

Monday, November 27, 2023



Short Term Rental Unit Defined

Short-term rental unit shall mean any dwelling unit or portion thereof offered to the transient public for compensation for a period of less than thirty (30) consecutive days. The term shall not include a hotel, motel, or inn or bed and breakfast as those terms are defined in the City's Unified Development Code.

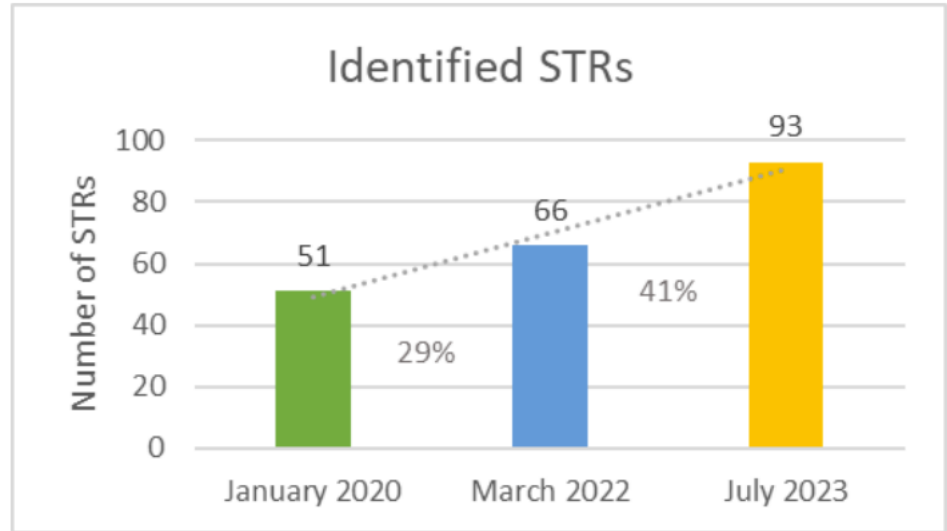
Growth in Short Term Rentals

Data collected by Host Compliance

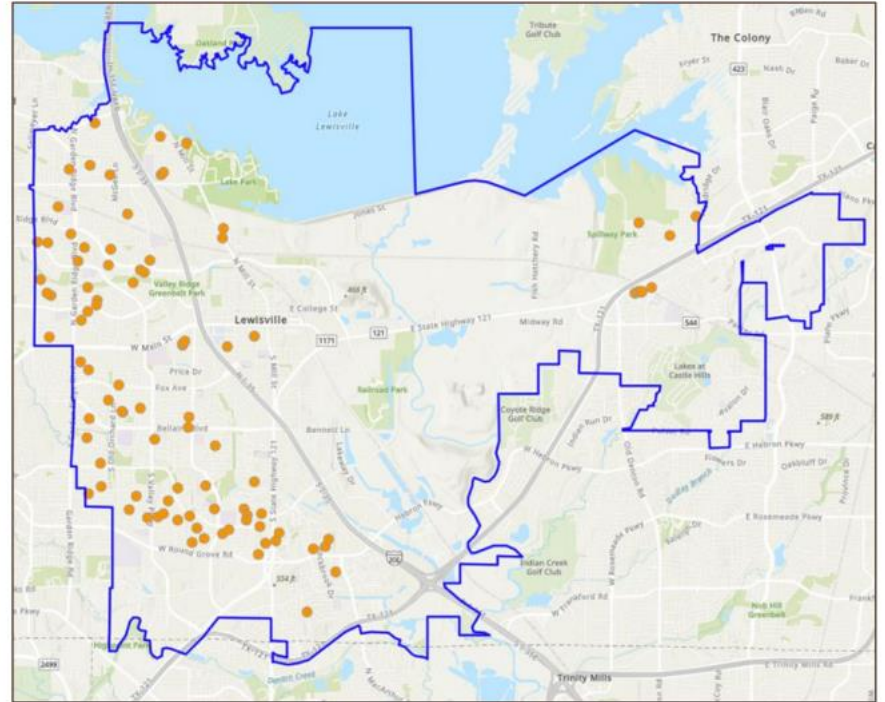
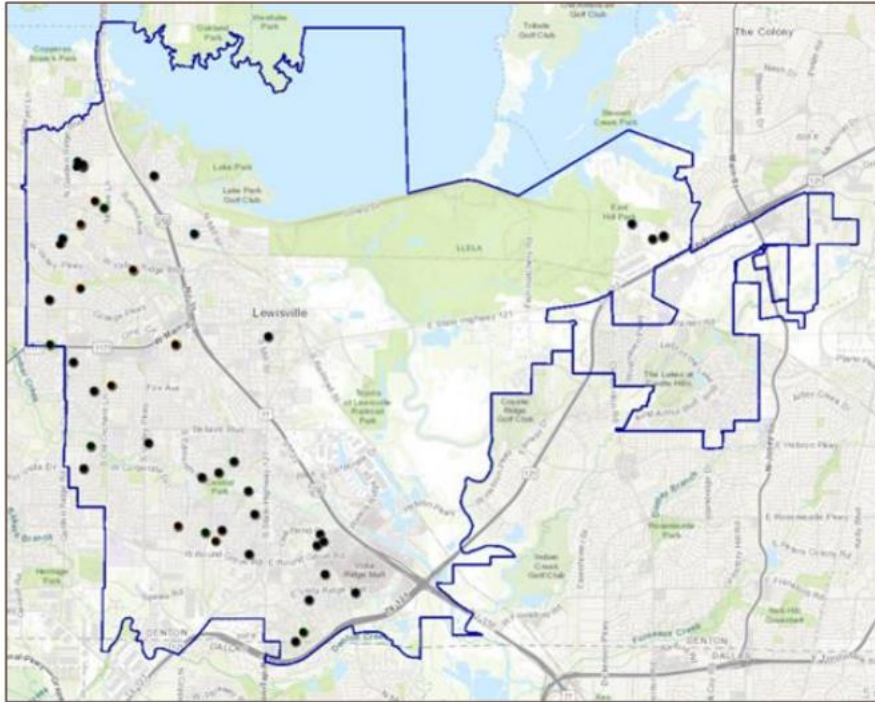
93 unique and currently advertised STRs that rent entire homes and whose address has been confirmed

11 rooms for rent currently advertised

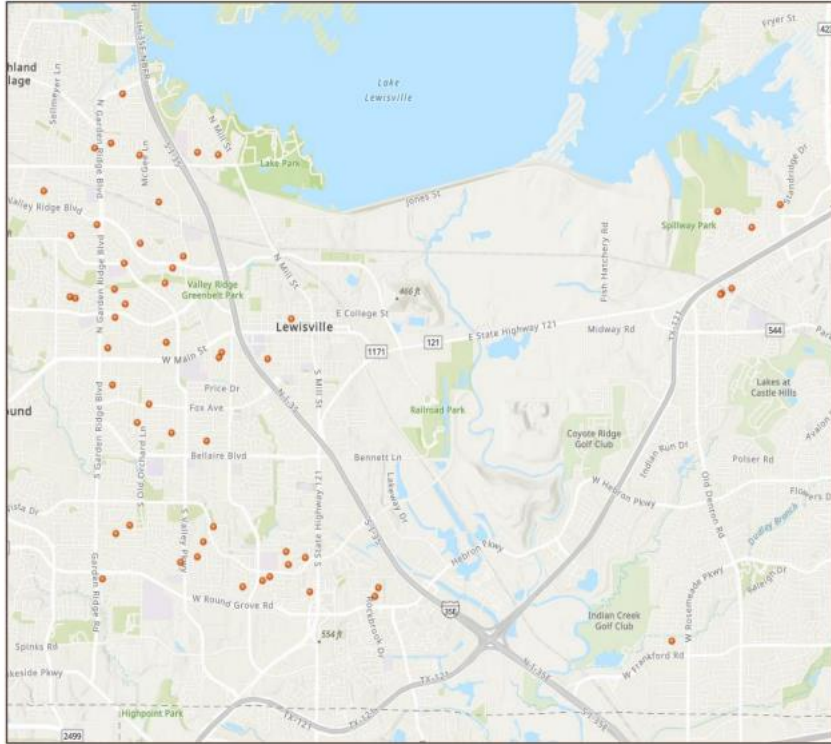
16 new units in the last 30 days



86% increase from 2020 to 2023



Comparing 2020 and 2023 STR Locations



56% of owners live in Lewisville.

4% of owners live outside of Texas.

STR Ownership in Lewisville and the U.S.

Survey

City	Zoning Rules	Operating Rules	Lawsuit Status
Addison			
Allen			
Arlington	Allowed only in designated districts		Nonsuited so no final decision on zoning regs
Austin	Not in SF		City Lost 1st lawsuit ; City Lost 2nd lawsuit (possible appeal pending)
Coppell			
Carrollton			
Dallas	Not in SF		pending
Denton			
Flower Mound			
Frisco			
Fort Worth	Not in SF		pending
Galveston			
Garland			
Grand Prairie			
Grapevine	Total ban	n/a	pending
Hurst	Total ban	n/a	
Irving			
McKinney			
Mesquite			
New Braunfels	Not in SF		pending
Richardson			
Southlake	Total ban	n/a	
Waxahachie	By SUP		

Note: Plano has adopted a temporary ban for new STRs.

Proposed Regulations



Temporary Ban on New Short Term Rentals (STRs)

One year to allow further study to determine if the proposed operational regulations are meeting the community needs and addressing problem properties.

Would not prevent operation of existing STRs

Require Permit To Operate or Advertise

Require a short term rental permit *before* owner can advertise or rent STR property.

Permits are issued per property & are non-transferable

Each property is assigned a permit number

Occupancy limit based on the International Property Maintenance Code

Permit expires 1 year after date of issuance, which means owners must apply each year

City has ability to revoke permit under certain circumstances

An STR permit can only be issued if:

- STR submits a complete application
- STR owner pays application fee
- STR owner is up to date on payment of all taxes
- Property passes inspection and meets all local, state, and federal laws

Operational Requirements for STR Property

Owner must identify a property manager that can respond to immediate concerns and complaints, and be on site within 1 hour if requested by city staff. Must be reachable by phone within 15 minutes.

Must have at least two 96-gallon trash carts and one recycling

May not allow or advise guests to park in a way that violates state or city law

Must maintain insurance of 1 M per occurrence

Inside the property, the owner must post in a conspicuous location the following,

- Owner name
- Property manager name and contact information
- Informational brochure containing,
 - Relevant city ordinances, such as parking, trash, and noise
 - Police and fire department emergency and non-emergency numbers

Limit occupancy to amount allowed by the International Property Maintenance Code, as identified on permit

Requirements for STR advertisements

Advertisement rules apply to any medium, including website, mobile application, newspaper, magazine, brochure, or notice board

Ads must include:

- City issued permit number
- Language stating the property cannot be used as a party venue
- Listed occupancy may not exceed city occupancy limits as set forth by the International Property Maintenance Code

International Property Maintenance Code – Occupancy Calculations

- The minimum size of a bedroom based on the IPMC must be a minimum of 70 sq. ft. and every bedroom occupied by more than one person must provide at least 50 sq. ft. for each occupant thereof (Section 404.4.1).

Number of Bedroom Occupants	Space required by IPMC
1	70-99 sq ft
2	100-149 sq ft
3	150-200 sq ft
4	200-250 sq ft

IPMC Occupancy Calculations – Example 1

- Total Living Space: 2,292 Sq. Ft.
- No. of Bedrooms (as listed on Airbnb): 5
- Estimated calculated occupancy:
- Bedroom #1 (12' x 10'): 2
- Bedroom #2 (12' x 10'): 2
- Bedroom #3 (10' x 10'): 2
- Bedroom #4 (12' x 10'): 2
- Bedroom #5 (Loft): This is not a code-compliant sleeping room and should not be used as such.
- TOTAL CALCULATED: 8 (IPMC); OCCUPANCY LISTED ON AIRBNB: 16+

IPMC Occupancy Calculations – Example 2

- Total Living Space: 3,756 Sq. Ft.
- No. of Bedrooms (as listed on Airbnb): 5
- Estimated calculated occupancy:
- Bedroom #1 (12' x 14'): 3
- Bedroom #2 (10' x 12'): 2
- Bedroom #3 (16' x 12'): 3
- Bedroom #4 (10' x 12'): 2
- Bedroom #5 (12' x 14'): 3
- TOTAL CALCULATED: 13 (IPMC); OCCUPANCY LISTED ON AIRBNB: 14

IPMC Occupancy Load – Example 3

- Total Living Space: 2,776 Sq. Ft.
- No. of Bedrooms (as listed on Airbnb): 5
- Estimated calculated occupancy:
- Bedroom #1 (15' x 15'): 4
- Bedroom #2 (12' x 10'): 2
- Bedroom #3 (12' x 10'): 2
- Bedroom #4 (13' x 10'): 2
- Bedroom #5 (No information provided. Could not verify a 5th bedroom.)
- TOTAL CALCULATED: 10 (IPMC); OCCUPANCY LISTED ON AIRBNB: 16+

IPMC Occupancy Load – Example 4

- Total Living Space: 2,492 Sq. Ft.
- No. of Bedrooms (as listed on Airbnb): 4
- Estimated calculated occupancy:
- Bedroom #1 (12' x 10'): 2
- Bedroom #2 (12' x 10'): 2
- Bedroom #3 (14' x 10'): 2
- Bedroom #4 (14' x 10'): 2
- TOTAL CALCULATED: 8 (IPMC); OCCUPANCY LISTED ON AIRBNB: 12

An STR permit may be revoked if:

- Information on permit application is misleading or false
- There's an attempt to transfer a permit or use transferred permit
- There are 3 convictions for violations of federal, state or local law at the dwelling unit, on the premises of the STR, including any parking violations which are tied to the use of the premises as a STR.
 - A conviction for offense which was reported to law enforcement by the owner not included in count

STR owner will receive written notice of possible revocation and receive 10 days to cure any issues leading to the revocation (if curable)

If permit is revoked, STR property or owner cannot be issued another permit for 1 year

Appeals process for denied or revoked permit

- Owner's have 10 business days from the date of denial or revocation to submit a written appeal to the city
- City manager shall hear the appeal and provide a written decision

Optional Neighborhood Tool: Limited Parking Zone - Application Requirements

- Limits on-street parking only
- Length of one city block to include both sides of the street
- 75% of all the dwelling units on that block must sign the petition to be considered. One owner signature per dwelling unit.
- No parking will be allowed on the approved block without a valid permit.
- Owners get 3 owner parking permits and 2 vendor parking permits. All permits are assigned to a vehicle. Temporary parking permits (unlimited) for guests can be requested more than 24 hours in advance. Good for 72 hours. Must request in person at City Hall.

Next Steps