

Staff Report



Adoption of Short-term Rental Ordinance	
City Council Meeting Date: 10/16/18	Document Being Considered: Ordinance

RECOMMENDATION

Consider an ordinance establishing the "Short-term Rental" Chapter of the City of Arlington City Code, 1987, as amended.

PRIOR BOARD OR COUNCIL ACTION

The Municipal Policy Committee discussed the issues associated with the short-term rental of residential properties on the following dates: September 6, October 25, November 1 and 29, 2016; January 24, September 5 and 26, October 10 and 17, 2017; and March 6, 2018.

The City Council heard presentations and discussed issues associated with the short-term rental of residential properties on the following dates: December 5, 2017; April 24, May 1, 8, and 22, June 19, August 7 and 21, and September 18, 2018.

Staff, together with consultant, Host Compliance, LLC, conducted four (4) town hall meetings in January of 2018 and provided an online stakeholder survey. Town hall meetings were well attended, with a combined 295 residents and stakeholders participating in the workshops. A total of 1055 survey responses were received.

ANALYSIS

The intent of the ordinance is to clarify the City of Arlington's existing prohibition against the use of residential property for transient rentals (short-term rentals).

The rise of digital booking platforms (i.e. AirBnB, VRBO, etc.) has contributed to a recent increase in the number of single-family homes being listed for lodging purposes. This in turn has resulted in a number of complaints to the City of Arlington from neighbors unhappy with the presence of unlicensed "hotels" next door to them. Numerous residents have attended City Council meetings in the past several months and many have testified as to the negative impacts such "short-term rentals" have had on the surrounding neighborhood.

The most prevalent complaints have centered on the transient nature of guests and their adverse effects to the neighboring single-family residences. These include, but are not limited to: over-occupancy, on street parking, noise, littering, and a general lack of accountability due to the occupants' transient nature. The effects of short-term rentals run counter to the City Council's established priority to "Champion Great Neighborhoods".

The proposed ordinance defines a short-term rental (or "STR") as residential premises, or portions thereof, used for lodging accommodations to occupants for a period of less than thirty (30) consecutive days. It prohibits the short-term rental use of all residentially-zoned property within the City of Arlington. It requires booking platforms (i.e. AirBnB, VRBO, etc.) to notify owners of property wishing to list their properties for rent that the City of Arlington prohibits the short-term rental of residential properties.

Further, the proposed ordinance prohibits the remodeling of single-family residences for the purpose of adding additional bedrooms for short-term lodging purposes. It also prohibits the paving of pervious soil to allow additional off-street parking for lodging purposes.

FINANCIAL IMPACT

Unknown

ADDITIONAL INFORMATION

Attached:

Proposed Ordinance

Under separate cover:

None

Available in the City Secretary's Office:

None

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