

Short Term Rental Task Force Public Hearing



City of Dallas

**Quality of Life, Arts & Culture
Committee
January 31, 2022**

Carl Simpson, Director
Code Compliance Services

Revised 1.28.2022

Presentation Overview



- Provide background on Short-term Rentals and City's Short-term Rental Task Force
- Review Task Force recommendations
- Receive public feedback on proposal



Background



Short-term Rental (STR) properties include rooms or whole houses, condominiums and apartments that rent daily or weekly and are a growing alternative to hotels

Modern Oasis Minutes from Deep Ellum
★ 4.63 (19 reviews) · Dallas, Texas, United States

Entire residential home hosted by [REDACTED]
6 guests · 3 bedrooms · 3 beds · 2.5 baths

One upfront price, no surprises. Explore and book with prices that include fees from the start.

\$361 / night ★ 4.63 (19 reviews)
\$361 total before taxes

CHECK-IN 10/20/2021	CHECKOUT 10/21/2021
GUESTS 2 guests	

Entire home
You'll have the house to yourself.

Self check-in
Check yourself in with the smartlock.

Free cancellation before Oct 19





Current Short-term Rental Program

- STRs are currently exempted from the City's existing Rental Properties Registration and Inspection Program (Chapter 27)
- Required to register/pay Hotel Occupancy Tax (HOT)
 - 1,055 active registrations and a potential of 1,432 STRs registered as of January 27, 2022
 - Managed by the City Controller's Office
 - Owners are asked to voluntarily comply



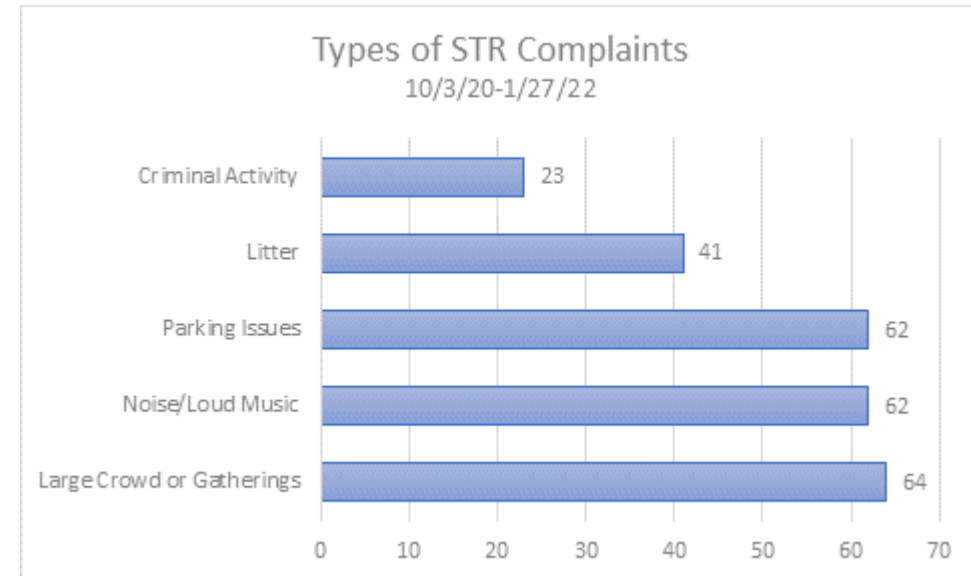
Background



STR Complaints

- STR Service Request type created for tracking purposes only
 - 85 311 complaints for 56 addresses received since October 2020
- Code receives complaints for STRs from Council office, 311 & direct phone calls to staff

Short Term Rental Complaints 10/3/20 - 1/27/22	
Total STR Complaints Filed	85
Total Addresses	56
Addresses with >1 complaint	12



Background



- Short-term Rental Task Force created in February 2020 to develop recommendations on new regulations to ease negative impacts to neighborhood quality of life
- Briefed Quality of Life Committee on Task Force Recommendations on January 20, 2021
- Received public feedback during Public Hearing held on May 5, 2021
- Sought Quality of Life Committee guidance on options to regulate STRs on May 17, 2021



Background



- Short-Term Rental Task Force restructured on November 4, 2021, and consists of nine members, of which:
 - Co-chairs:
 - Councilmember Bazaldua, Chair Quality of Life, Arts & Culture Committee
 - Mayor Pro Tem West
 - Remaining members include:
 - 1 Task Force member must be the owner/operator of an owner/occupied STR
 - 1 Task Force member must be a commercial STR owner/operator
 - 1 Task Force member must represent an STR platform
 - 4 Task Force members must be community stakeholders (residents or business owners)



Short-term Rental Task Force



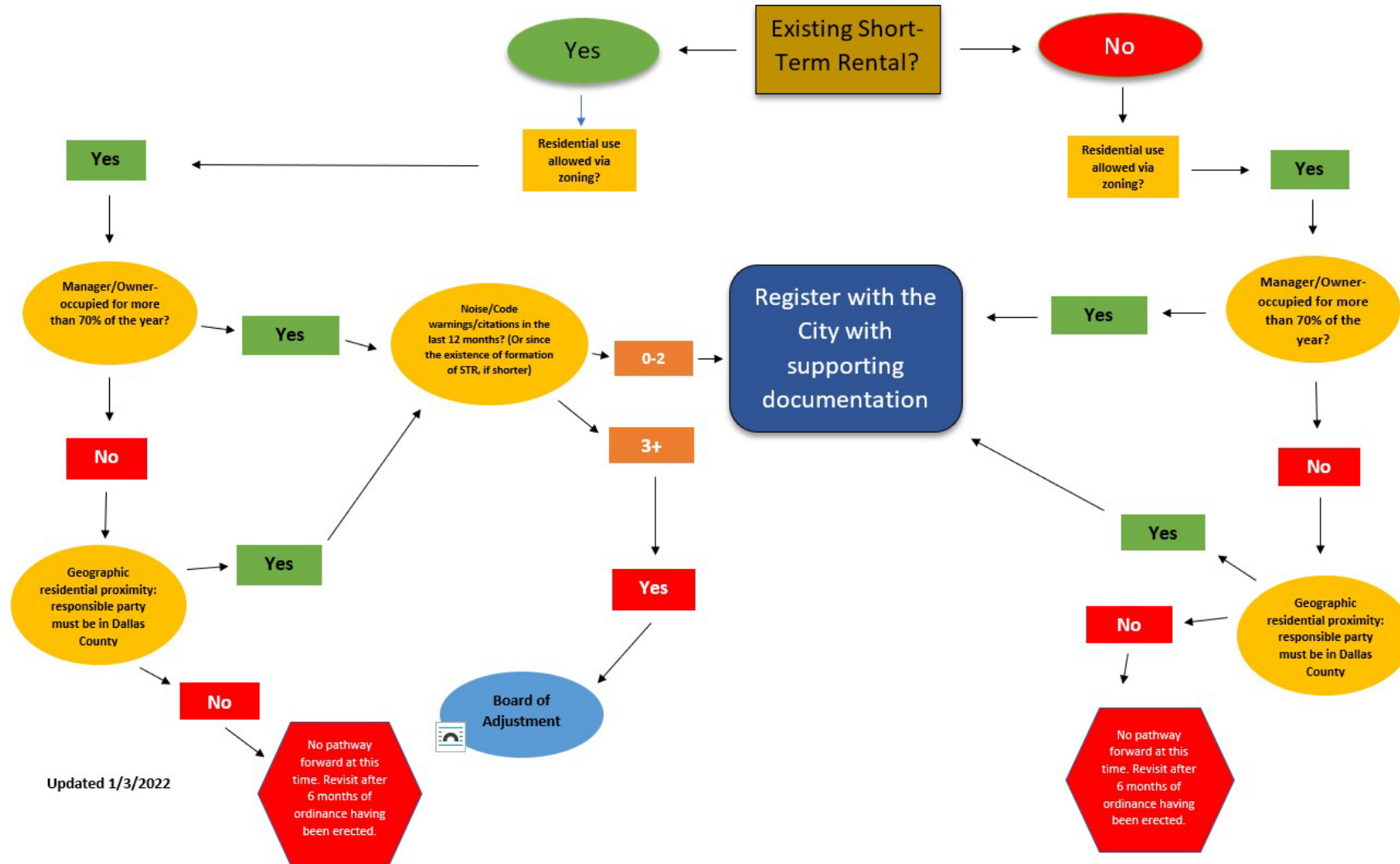
The STR Task Force met biweekly on the following dates:

Meeting Date	Summary of Discussion
November 15, 2021	Introduced Task Force members, discussed meeting schedule, City Attorney's provided law update on regulation, began discussion of flow chart on proposal to register short term rentals with the City.
November 29, 2021	Further review and modification to the flow chart; CAO to evaluate proposal for legal challenges.
December 17, 2021	Wrapped up discussion on Process Flow Chart, began discussion of proposed recommendations, STR violations and enforcement.
January 3, 2022	Continued discussion on proposed recommendations and enforcement.
January 18, 2022	Completed discussion of proposed recommendations, enforcement strategy, department resource needs and estimated fees.

All meetings were live-streamed via the City of Dallas website and in person at Dallas City Hall.



Short-term Rental Flow Chart



Proposed recommendations



Task Force Proposed Recommendations

Proposed Recommendation	Yes/No	Outcome
License/Registration – 100% cost recovery. Required for all STRs in order to operate.	✓	Task Force voted unanimously in favor of a licensing and registration program for a fee at 100% cost recovery.
Maximum Occupancy – Propose max 2 adults per bedroom, 10 people per home	✓	Task Force voted in favor of permitting 3 adults per bedroom per State Code 92.010 - 6 members voting in favor and 2 against
Outdoor Assemblies - No outdoor assemblies between 10 pm and 8 am.	✗	Task Force agreed not to proceed with this recommendation and address timing in the Noise/Sound Equipment recommendation
Advertising - No outdoor advertising or signage on the property as a short-term rental	✓	Task Force unanimously voted in favor of prohibiting on-premise advertising as a short-term rental. CAO to follow up with additional information regarding off-premise advertising as a short-term rental only
Noise/Sound Equipment - No amplified sound equipment or noise outside	✓	Addressed through Chapter 30 Noise of the Dallas City Code
Emergency Contact - Must have emergency contact located in the City of Dallas for guests to contact, with contact information displayed in the property and on file with the city	✓	Task Force voted in favor of STR owner posting emergency contact information inside the STR for guests. Neighbors within 100 feet will be provided emergency contact of STR owner and instructed to direct complaints to 311 - passed with 5 members voting in favor and 2 members voting against
Off Street Parking Requirement - One space per two adults	✓	Task Force voted in favor of parking requirements for the STR in non-single-family areas to match the requirements of the PD - passed with 4 members voting in favor and 3 members voting against

Next steps



- Receive feedback from stakeholders through public hearing
- Present Task Force's final recommended Short-term Rental Program to full City Council



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