



City of Dallas

Short Term Rentals Task Force Recommendations Update

**Quality of Life, Arts & Culture
Committee
February 22, 2022**

Andres Espinoza, Director (I), Code Compliance
Lynetta Kidd, Assistant Director, Code Compliance

Presentation Overview



- Recap Task Force's proposed recommendations and work completed to date
- Provide overview of public feedback
- Discuss next steps



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	Finalized 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.
January 31, 2022	Public hearing at Special Called Quality of Life, Arts and Culture Committee meeting.

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



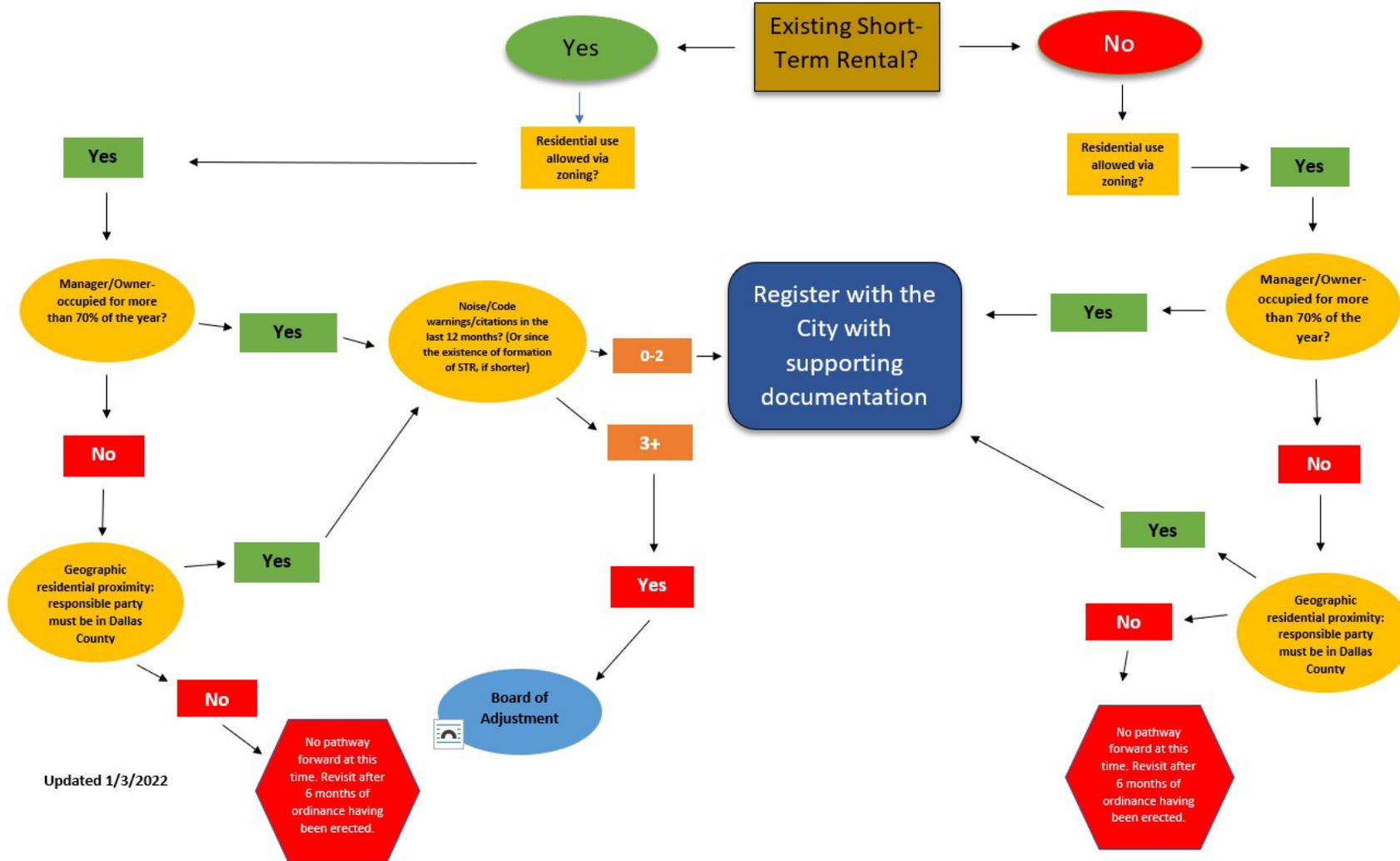
Proposed recommendations



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

Proposed Recommendations – Short-term Rental Flow Chart

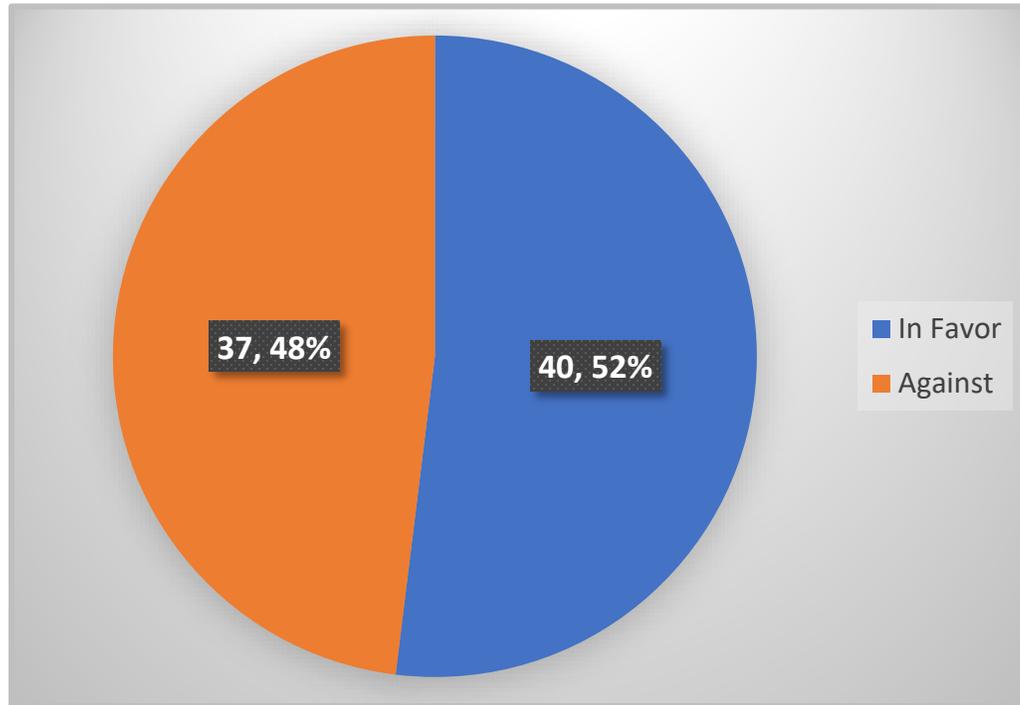


Public Feedback on Proposed Recommendations



On January 31, 2022, a public hearing was held during Special Called Quality of Life, Arts and Culture Committee meeting

- 77 individuals spoke either in-person or virtually at the Special Called Committee meeting to provide feedback on proposed recommendations



- Of the speakers in favor of the proposed regulation of STR, most owned or operated an STR
 - One neighbor spoke in favor of STR's after reaching agreement with STR operator
- Of the speakers in opposition to the proposed regulation, most were neighbors who had negative experiences
 - Most did not want STR's in Single Family residential areas



Public Feedback on Proposed Regulations



Common themes in favor of the Task Force's proposed STR regulations

- Responsible hosts are not the problem
- Support crafting regulations and will comply
- STRs are supplemental income and enhance livelihood, quality of life
- Majority are good neighbors
- Guests are vetted and measures are in place to monitor properties (cameras, noise meters)
- Seeking fair and balanced approach to regulations for good operators





Common themes in opposition to the Task Force's proposed STR regulations

- Negative impact on quality of life in residential neighborhoods:
 - Noise, crowds, parking, trash, party atmosphere
 - Crime and safety concerns
 - Unknown guests
- Absentee owners
- Businesses permitted in residential areas
- Profits at cost to neighborhoods
- Lack of enforcement



Next steps



- Short Term Rental Task Force to finalize recommendations based on feedback from public hearing
- Present final recommended Short-term Rental Program to full City Council





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