

Memorandum



CITY OF DALLAS

DATE May 14, 2021

TO Honorable Members of the Quality of Life, Arts & Culture Committee

SUBJECT **Short-Term Rental Property (STRs) Regulations Update**

At the upcoming meeting on May 17, 2021, staff will seek Committee guidance on options to regulate short-term rental properties (STRs) in order to mitigate quality of life impacts to neighborhoods in Dallas. As previously briefed, these options include:

1. Require STRs to register with City and be subject to inspections in the same manner as other rental properties;
2. Require all rentals to be 31 consecutive days or more;
3. Regulate STRs separately from the Chapter 27 rental registration program, with specific requirements for registration, inspection, postings, advertisements, fees, 24-hour contacts, occupancy, and suspension, revocations and fines;
4. Create a new land use through zoning which may specify zoning districts where the use is permitted by right or specific use permit (SUP), along with parking and loading requirements, and provide enforcement tools (such as \$2,000/day fine, lawsuit to stop operation of an illegal land use, or denying renewal of an SUP);
5. Create an opt-in STR overlay district to allow STRs in specified zoning districts through an overlay district similar to accessory dwelling unit overlays and neighborhood stabilization overlays;
6. Create an opt-out STR overlay district that would allow STRs by right in specified zoning districts unless an overlay district is established prohibiting that use;
7. Establish a Board of Adjustment process to allow STRs by special exception.

Below is a summary of actions and related documents to-date in the development of regulatory options.

1. The Committee was briefed on STR regulations on February 18, 2020, and requested a STR Task Force to make initial recommendations.
2. The STR Task Force initiated monthly meetings beginning in June 2020 and developed its recommendations in December 2020.
3. The STR Task Force recommendations were briefed to Committee on January 19, 2021 ([Presentation](#)).
4. The Committee was briefed in closed executive session on legal issues regarding regulation of STRs on February 23, 2021.
5. The Committee was briefed on options to regulate STRs on March 23, 2021 ([Presentation](#)).
6. An online web survey was initiated from April 16 through May 5, 2021, and received 534 responses (Attached).
7. By memorandum on May 3, 2021, staff provided a white paper analysis of the impact of STRs on surrounding neighborhoods ([Memorandum](#)).
8. A public hearing was held at the City Council meeting on May 5, 2021.

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Based on the Committee's recommendations, staff will develop a forecast of the timeline for City Council adoption and implementation of any new regulations.



Joey Zapata
Assistant City Manager

Attachment

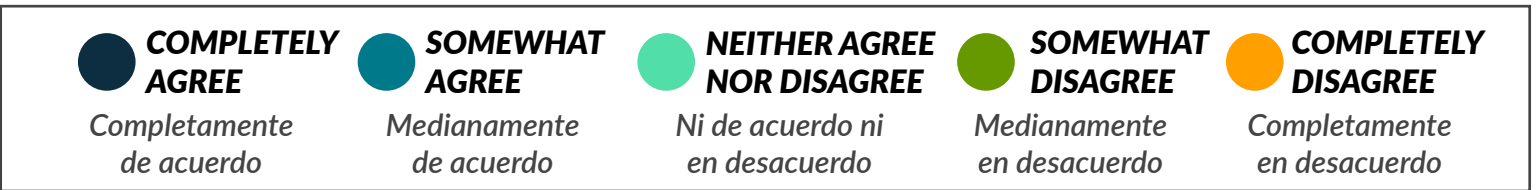
c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager

Jon Fortune, Assistant City Manager
Majed A. Al-Ghafry, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

Short Term Rental Survey Results

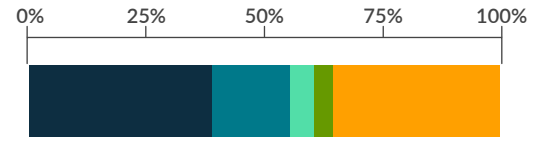


Resultados de la Encuesta sobre el Alquiler a Corto Plazo



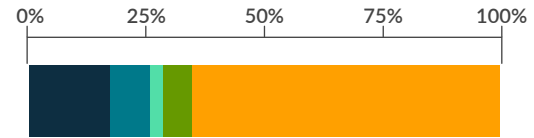
Require STRs to register with city and be subject to inspections in the same manner as other rental properties

Requerir que los STR se registren en la Ciudad y estén sujetos a inspección de la misma forma que cualquier otro alquiler



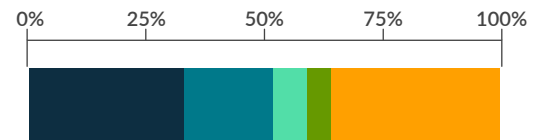
Require all rentals to be 31 consecutive days or more

Requerir que todos los alquileres sean de 31 días consecutivos o más



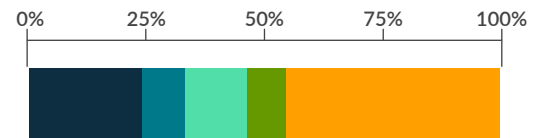
Regulate STRs separately from the Chapter 27 rental registration program, with specific requirements for registration, inspection, postings, advertisements, fees, 24-hour contacts, occupancy, and suspension, revocations and fines

Regular los STR de forma separada del Capítulo 27 del programa de registro de alquiler, con requerimientos específicos para registro, inspección, publicaciones, anuncios publicitarios, tarifas, contactos las 24 horas del día, ocupación y suspensión, revocación y multas



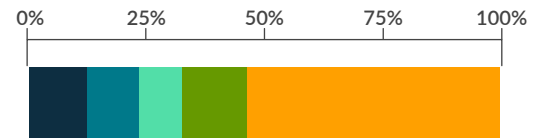
Create a new land use through zoning which may specify zoning districts where the use is permitted by right or specific use permit (SUP), along with parking and loading requirements, and provide enforcement tools (such as \$2,000/day fine, lawsuit to stop operation of an illegal land use, or denying renewal of an SUP)

Crear un nuevo uso de tierra a través de la zonificación que pueda especificar distritos de zonificación donde el uso sea permitido por derecho o por permiso específico (SUP, por sus siglas en inglés), en conjunto con requerimientos de estacionamiento y carga, y proveer herramientas para el cumplimiento (como multas de \$2,000/día, denuncias legales para detener las operaciones de uso ilegal de tierras, o negación de renovación de un SUP)



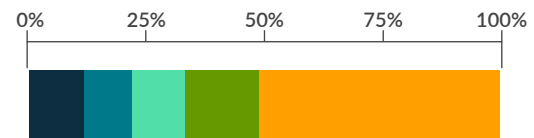
Create an opt-in STR overlay district to allow STRs in specified zoning districts through an overlay district similar to accessory dwelling unit overlays and neighborhood stabilization overlays

Crear un distrito de superposición opcional para permitir los STR en zonificaciones específicas a través de un distrito de superposición similar a las superposiciones de viviendas adicionales y zonificaciones superpuestas de estabilización de vecindarios



Create an opt-out STR overlay district that would allow STRs by right in specified zoning districts unless an overlay district is established prohibiting that use

Crear un distrito de superposición opcional que permitiría los SRT por derecho en zonificaciones especificadas a menos que se establezca un distrito de superposición que prohíba este uso



Establish a board of adjustment process to allow STRs by special exception

Establecer un proceso a través de un comité de ajustes que permita los STR por excepción especial

