

RESOLUTION NO. 20120112-068

WHEREAS, short term rentals have become more common in the City of Austin; and

WHEREAS, the City has many interests related to these rentals, from the collection of hotel occupancy taxes to the availability of accommodations for out-of-town guests to the well-being, safety and stability of neighborhoods; and

WHEREAS, there is insufficient and conflicting data available relating to short term rentals; and

WHEREAS, the City Auditor has done an audit of hotel occupancy taxes being paid by 33 short term rental owners; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to postpone final action on the code amendment process that has been initiated relating to short term rentals until such time as the review described below is available from the City Auditor.

BE IT FURTHER RESOLVED:

The City Auditor is directed to initiate a review of short term rentals in the City of Austin and report back by April 12, 2012. This review should include:

1. a review and analysis of the number and general locations of short term rentals, conducted in collaboration with neighbors and industry professionals who have access to or who have compiled data on this subject and distinguishing those short term rentals

where the homeowner lives on site from those where the homeowner does not live on site. For those instances in which the homeowner does not live on site, the review should include some analysis of patterns regarding the distances between the locations of the rentals and their owners.

2. a review and compilation of 311 and 911 calls for service as well as police and code compliance citations issued at these locations for the calendar years 2010 and 2011.
3. a comparative analysis of the number and type of calls and citations at STR locations versus the number and type of citations for the neighborhood generally.
4. a follow-up audit on the earlier audit of hotel occupancy taxes from short term rentals.

BE IT FURTHER RESOLVED:

The City Manager is directed to pursue immediate implementation of improved collection procedures as set forth by the City Auditor, including:

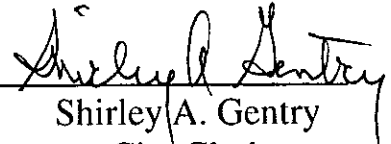
1. communication and coordination between City departments (Controller's Office, Code Compliance, and Planning and Development Review);
2. accessibility of the hotel occupancy tax reporting form on the City's website; and
3. language in proposed updates to the hotel occupancy tax ordinance that clarifies requirements for short term rentals.

BE IT FURTHER RESOLVED:

The City Auditor is directed to continue with the ongoing hotel occupancy tax audits.

ADOPTED: January 12, 2012

ATTEST:


Shirley A. Gentry
City Clerk