

**RESOLUTION NO. 20121018-069**

**WHEREAS**, new regulations for short term rentals went into effect on October 1, 2012; and

**WHEREAS**, in the course of finalizing the regulations several issues have been identified that warrant clarification to ensure greater compliance; and

**WHEREAS**, enforcement has been difficult due to these issues, and has led to considerable concern among people in the community who are trying to comply with the new regulations; and

**WHEREAS**, it is in the City's best interest to ensure compliance so that neighbors are aware of the location of short term rental properties and have a contact in the event of emergency or nuisance, and so that the City has an opportunity to enforce appropriate regulations and collect hotel occupancy taxes; **NOW, THEREFORE**,

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

The City Manager is directed to bring back recommendations for changing the City Code related to short-term rentals to ensure better compliance and ease of enforcement for City staff, such as:

1. Review the fee schedule for short-term rentals;
2. Consider a different method of notification that provides the necessary information to those who need it, is easily administered, and does not cost as much as mail;

3. Consider allowing the public to register online instead of requiring a visit to a city facility;
4. Consider clarifying or eliminating the short-term rental affidavit entirely in favor of a list of expectations and safety requirements;
5. Review the requirements for suspension and revocation of licenses and propose appropriate improvements to the enforcement process;
6. Consider eliminating the requirement that Type 1 short-term rentals must include the whole dwelling unit;
7. Provide clarity on whether a short-term rental owner must register before one can advertise their property, or whether registration can happen after a reservation has been made;
8. Identify mechanisms for monitoring ADA compliance among short-term rentals;
9. Consider changing language in the ordinance from “properties” to “interested parties”;
10. Consider adding a provision that disallows or limits short-term rentals in multifamily properties;
11. Review and report on staff’s process for promoting compliance and their proactive enforcement of violations; and
12. Consider options for enabling neighborhood planning areas to modify facets of the existing ordinance.

These recommendations should be provided to Council no later than 120 days from the passage of this resolution.

**ADOPTED:** October 18, 2012 **ATTEST:** Shirley A. Gentry  
Shirley A. Gentry  
City Clerk