

Motion Sheet Re: Short-term Rentals

Agenda Item No. 78
September 17, 2015

- 1) Suspend all new Type 2 short term rental licenses. The Council further directs the City Manager to schedule a public hearing six months after the date of adoption of new code enforcement amendments to gauge their effectiveness and consider revisions.
- 2) Initiate a phased-in process to limit Type 2 short term rentals to commercially zoned areas and require Conditional Use Permits for continued operation of Type 2 short-term rentals in single family zoning and/or consider options for amortization of existing Type 2 short-term rentals.
- 3) Repeal the provision that allows 25% of multifamily units on a commercially zoned property to be removed from the rental market as Type 3 short-term rentals, and cap all Type 3 short-term rentals to no more than 3% by property.
- 4) Define Type 2 short-term rentals and non-owner occupied Type 3s consistent with the definition of public accommodations under the federal ADA statutes, or in the alternative, incorporate requirements that provide the equivalent level of accessibility and protections for persons with disabilities.
- 5) Prohibit use of short-term rentals for large gatherings of ten or more, such as weddings, bachelor parties, and corporate events.
 - Advertising of large gatherings or corporate events shall be evidence of a violation and shall result in penalties and probable forfeiture of the short-term rental license.
- 6) For any short-term rental license application or renewal, certify that both owner and property manager have no significant code or Austin Police Department violations or significant verified complaints within the last two years.
- 7) Require, to the extent allowed by law, short-term rental advertising and listing services to collect and remit hotel/motel taxes to the City of Austin.