### Recommendation for Council Action

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<th>Austin City Council</th>
<th>Item ID</th>
<th>51812</th>
<th>Agenda Number</th>
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<td>Meeting Date:</td>
<td>11/12/2015</td>
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<td>Department:</td>
<td>Planning and Zoning</td>
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#### Subject

Set a public hearing to consider an ordinance amending City Code Title 25 related to short-term rental use. (Suggested date and time: December 10, 2015, 4:00 pm at 301 W. Second Street, Austin, TX).

#### Amount and Source of Funding

#### Fiscal Note

#### Purchasing Language:

#### Prior Council Action:

#### For More Information:

Trish Link, Law Department, 512-974-2173; Marcus Elliott, Austin Code Department, 512-974-1951; Greg Dutton, Planning and Zoning Department, 512-974-3509.

#### Council Committee, Boards and Commission Action:

October 27, 2015 – Approved by the Planning and Commission on a 11-0 voted with Commissioner Thompson absent and 1 vacancy.

#### MBE / WBE:

#### Related Items:

#### Additional Backup Information

In August, September, and October of 2015, Council initiated amendments to the City Code related to short-term rentals (STRs) and directed the City Manager to bring the amendments within 150 days. These amendments include, but are not limited to:

- A 1000 ft. spacing requirement for Type 2 STRs
- A certification by the property owner regarding past code violations, if any, on the property
- A certificate of occupancy for the property issued no more than ten years from the date the STR application is submitted (for Type 2 and Type 3 applications)
- Compliance with septic system requirements
- Additional director discretion to deny, suspend, or revoke an STR license
- Additional operating requirements, including restrictions on noise and gatherings
• Changed occupancy requirements
• New provisions for repeat offenders and non-compliance fees
• New provisions for prima facie evidence of a violation