



City of Austin

P.O. Box 1088, Austin, TX, 78767

Memo

AUSTINCODE DEPARTMENT

To: Mayor and City Council
From: Carl Smart, Director
Date: November 25, 2015
Subject: Short Term Rental Program Reports

The purpose of this memo is to provide an update on the Short Term Rental Program for the month of October. A total of 1279 active STR licenses were issued by the department:

Type I	675	Owner-occupied
Type IA	73	Owner-occupied/one room rental
Type II	397	Non-owner occupied
Type III	134	Multi-family

On the enforcement side, the expanded STR Team has realized a significant increase in enforcement activities. Four Code Enforcement Officers from the Neighborhood Code Districts, were temporarily assigned to the team to provide greater monitoring and enforcement. The Team continues to include Austin Police Officers to assist with behavioral issues at locations and provide security. During October, the Team focused on training, special events, and weekend enforcement. In addition to filing cases with Municipal Court, the Team is also preparing cases for review by the Administrative Hearing Officer.

Austin Code will provide City Council monthly and quarterly reports on STRs throughout the fiscal year. Contact us if you have any questions or if additional information is needed. Thank you.

Carl Smart
Austin Code Director

cc: Marc A. Ott, City Manager
Rey Arellano, Assistant City Manager



Monthly STR Enforcement Activity Report

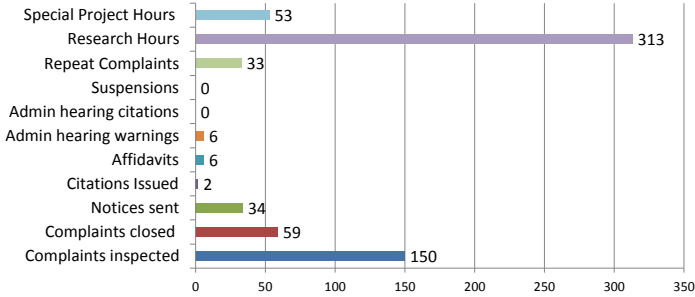
Oct 1 thru Oct 31, 2015



Weekday Inspection Activity Summary

STR Enforcement Actions	311	E mail	Total	%
Complaints inspected	150		150	22.9%
Complaints closed	59	0	59	9.0%
Notices sent	34	0	34	5.2%
Citations Issued	2	0	2	0.3%
Affidavits	6	0	6	0.9%
Admin hearing warnings	6	0	6	0.9%
Admin hearing citations	0	0	0	0.0%
Suspensions	0	0	0	0.0%
Repeat Complaints	33	0	33	5.0%
Research Hours	313	0	313	47.7%
Special Project Hours	53	0	53	8.1%
Total	656	0	656	100.0%

Enforcement Actions

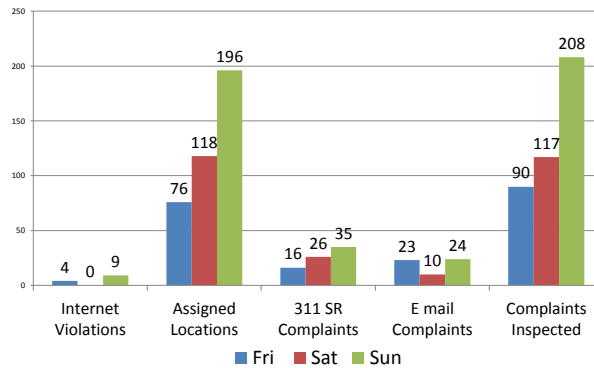
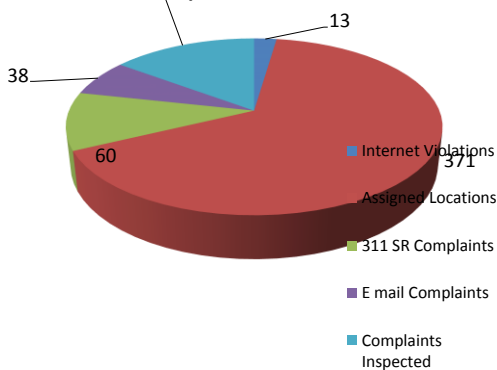


Weekend Inspection Activity Summary

STR Enforcement Inspections					
Violation	Fri	Sat	Sun	Total	%
Internet Violations	4	0	9	13	2.3%
Assigned Locations	76	118	196	371	65.5%
311 SR Complaints	16	26	35	60	10.6%
E mail Complaints	23	10	24	38	6.7%
Complaints Inspected	90	117	208	215	14.8%
Total	0	271	472	566	100.0%

Enforcement Activity	
Address	Repeat Violations and Comments
1210 Garden	over occupancy (repeat)
2612 Hidalgo	operating without a license (repeat)
1807 E Cesar char	over occupancy (repeat)
5001 Wasson	operating w/o license
601 Brushy	operating without a license (repeat)

Complaint Sources



Field Notes:

Staff worked Thursday during two weekends to cover special events scheduled in Austin > Oct 1 thru 3 and Oct 8 thru 9. STR inspections focused on east and south locations. Formula 1 weekend of 23 thru Oct 25 STR staff focused on areas west and downtown.

STR staff received Notice of Violation training Oct 14.

weekend of Oct 23 and 24 STR staff pulled early due to weather and many locations in low water crossings

Weekend of Oct 31 and Nov 1, STR staff was pulled to work flood conditions and assessments.

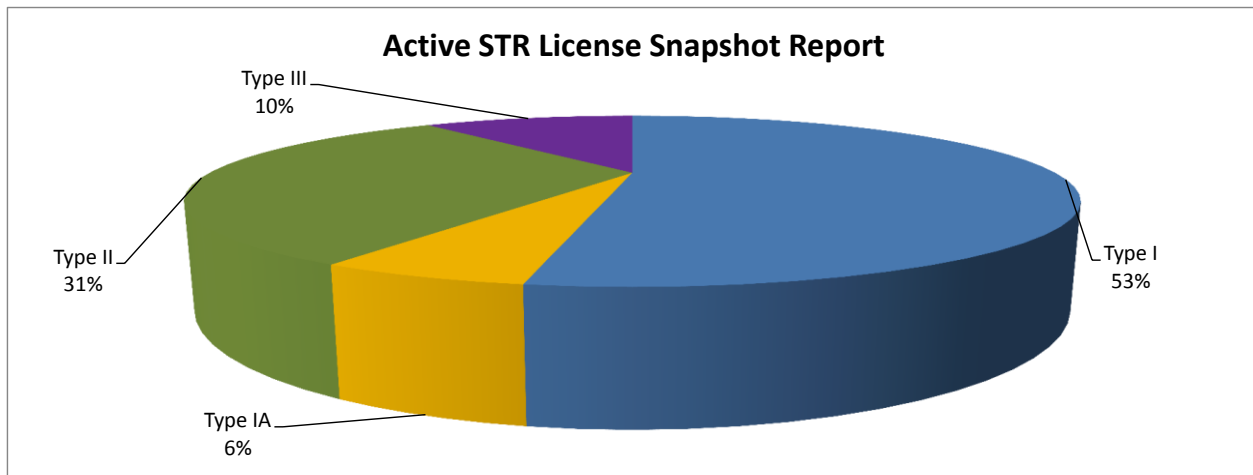
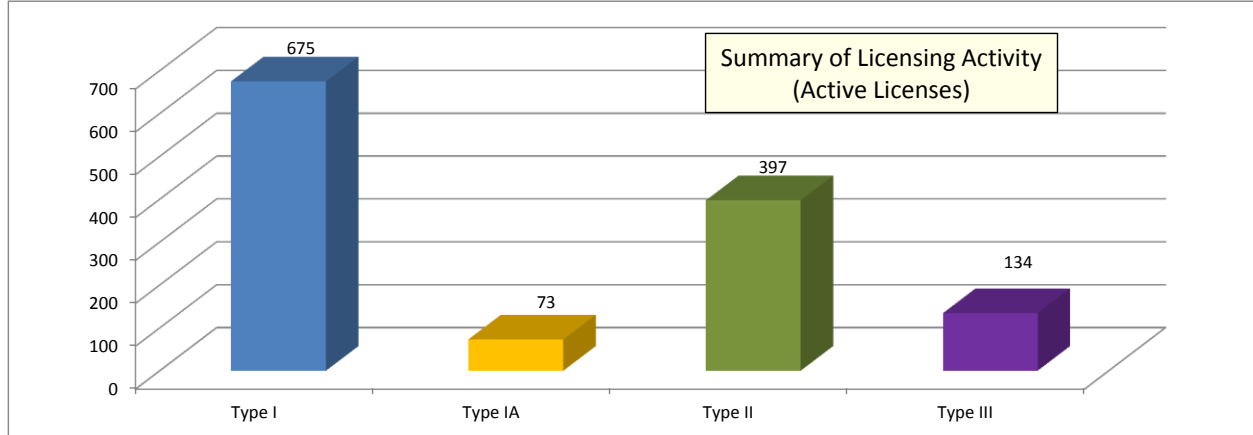
Austin Code Department

Short Term Rental (STR) Monthly Activity Report

Snapshot 10/31/2015

ACTIVE LICENSES			
License	Number	Percent	Description
Type I	675	52.8%	Owner occupied & secondary structures on property
Type IA	73	5.7%	Owner occupied/one room rental
Type II	397	31.0%	Non-owner occupied
Type III	134	10.5%	Multifamily housing/commercial - condos, townhouses and apartments
Total	1279	100.0%	Number of Active Licenses
Pending	149		Staff processing or waiting on property owner for additional docs

SUMMARY OF LICENSES



Monthly Intake Activity

Number of complete applications/renewals: 72
 Number of incomplete applications: 42
 Number applicants needing information: 9
 Number applicants not meeting requirements: 0
 Number applicants in capped areas/waiting list: 3
 Number of mail-ins: 16
 Number permit issues and/or violations: 17
 Number of suspended licenses: 0
 Denied applications: 1

TOTAL: 160