



City of Austin Short-term Rental Licensing Program

ORDINANCE #20120802-122

approved on August 2, 2012 amended City Code Chapters 25-2 and 25-12 which provide for the regulation, monitoring and licensing of Short-Term Rentals (STR's).

SHORT-TERM/ VACATION RENTALS

are the rental of a residential dwelling unit or accessory building on a temporary basis for periods of less than 30 consecutive days.

The Austin City Council passed an ordinance effective October 1, 2012, requiring registration of short-term rental properties.



For Austin residents and visitors seeking a place to stay for a short period of time, renting a house has become an increasingly popular option.

These “**short-term rentals**”, sometimes called vacation rentals or STR's, offer flexibility, a more authentic Austin experience for visitors, and can provide a source of income for the property owner.

The City of Austin requires owners wishing to lease their property as a vacation rental to license it with the **Short-Term Rental Licensing Program**.

LICENSING PROCESS

- **COMPLETE** a City of Austin Short-Term Rental Application Form (available online or at designated city offices).
- **SUBMIT** the following to the City of Austin, Code Compliance Department:
 - Short-term Rental Application**
 - \$285 Fee**
 - \$235 Annual Licensing Fee
 - \$50 Notification Fee
 - Proof of Property Insurance**
 - Proof of Payment of Hotel Occupancy Taxes** (if applicable)
 - Certificate of Occupancy or Certified Inspection**
- **ALLOW** 3-5 business days for processing and approval.
- **POST** the Operating License and Short-term Rental Information Packet, which will be mailed, in a visible, common area, inside the rental property.

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REQUIREMENTS



LOCATION:

City of Austin,
Code Compliance
Department,
1520 Rutherford Lane
Building One
Austin, TX 78766

There are Two Types of Rentals:

TYPE 1 - owner occupied.

Type 1 Rentals Must:

- be rented for periods of less than 30 consecutive days
- be owner-occupied or associated with an owner-occupied principal residential unit at least 51% of the time
- be a designated homestead
- include the rental of an entire dwelling unit

TYPE 2 - not owner occupied.

Type 2 Rentals Must:

- be rented for periods of less than 30 consecutive days
- **not** be owner-occupied or associated with an owner-occupied principal residential unit
- include the rental of an entire dwelling unit
- show proof of existence prior to June 13, 2011
- if new, fall below the 3% cap within census tracts identified by the city and register beginning January 1, 2013

QUESTIONS:

For questions regarding this program, please email:

STRlicensing@austintexas.gov
or call: **3-1-1**

FAQ's & RESOURCES:

For more information please visit:

www.austintexas.gov/STR

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Short-term Rental Operating Licenses are monitored and issued by the City of Austin Code Compliance Department