



Short-Term Rental Ordinance Feedback Sessions



Cross Functional Team Activation

- Planning and Inspections
- Code Enforcement
- Police
- Strategic Communications
- City Attorney Office
- Fire
- Office of the Comptroller
- Office of Management and Budget
- Purchasing and Strategic Sourcing
- Information Technology Services

Feedback Sessions

- Fresh Start
- No decisions have been made
- Allow time for community and stakeholder feedback

We're Listening - General Feedback as of 2/20/23

- No permitting
- No restrictions
- No density
- No HOT tax
- Self-regulating industry

HOT Tax Breakdown

- 17.5% Total
 - 6% State
 - 2.5% County
 - 2% Ballpark
 - 2.5% Capital and Debt Service
 - 1.5% CVB
 - 1.5% Visit
 - 1.5% MCAD

Survey

Scan QR Code to take survey

A smartphone is shown on the right side of the slide, displaying a web browser interface for a survey. The browser address bar shows 'forms.office.com'. The survey title is 'Short Term Rentals (STR)'. The first question is '1. Which of the following describes you? (Select all that apply)'. Below the question is a list of options, each with an unchecked radio button: Homeowner, Renter, Short-term rental host, Realtor, Hotel industry professional, Neighborhood association member, Affordable housing provider, Community-based organization, and Other. The 'Other' option has a text input field next to it. The phone's status bar at the top shows the time as 1:00 and various connectivity icons.

Agenda

1. Environmental Scan
2. Comparative Cities
3. What is a short-term rental ordinance?
 - Initial Framework
 - Property Definitions
 - Occupancy Rate/Site Plan
 - Fire Safety Requirements
4. Why is a short-term rental ordinance important?
5. Next Steps

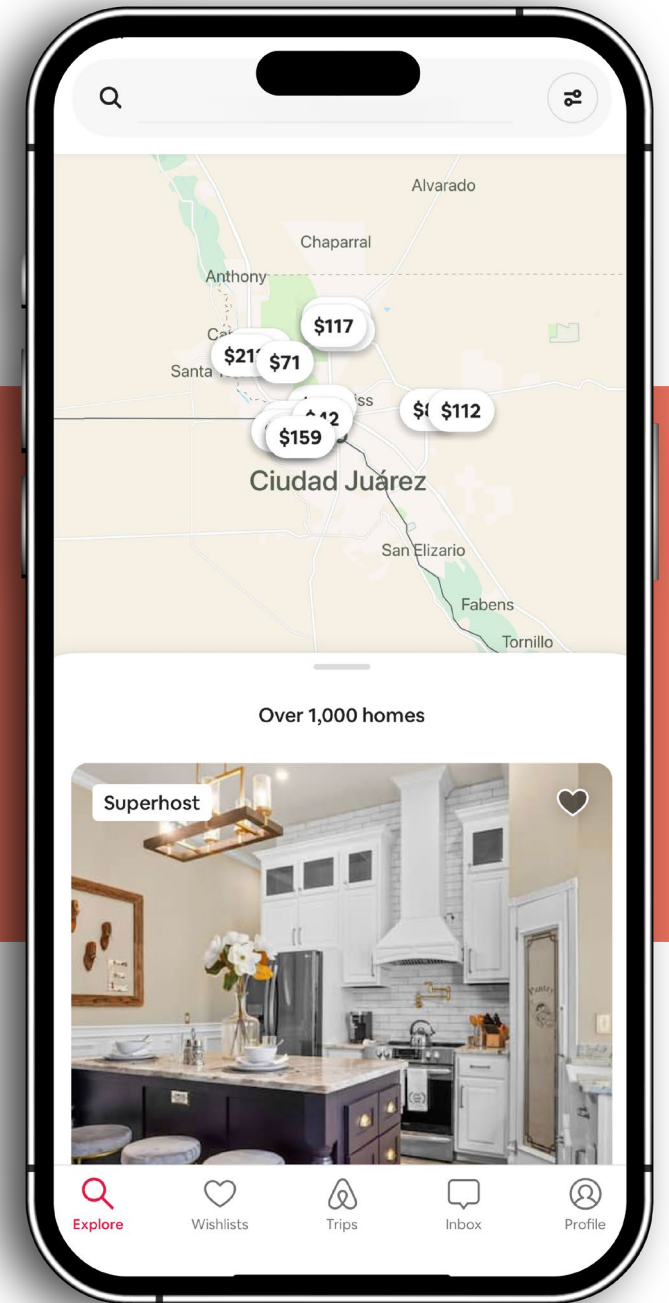
Current Conditions

Short-term Rental Properties

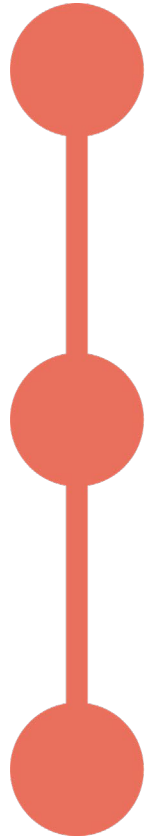
- 1,500 - 1,850 short-term rentals (STR) operating in El Paso
- 74% of short-term rentals (STR) are listed on Airbnb
- 58% approximate occupancy rate

Information only estimates from AirDNA

* Data via AirDNA Market Minder



Code Changes



Review of other cities

Public vetting

Final approval by City Council



Current Regulations

- Title 20
- Bed and Breakfast Special Permit
- Collect hotel occupancy tax



Initial Framework

Definition of Short-term Rental (STR)

- Density Limitations
 - Based on distance
- Site Plan
 - Life Safety Requirements
- Preliminary Fee Proposal
 - Single fee renewable every three years and fines for non-compliance

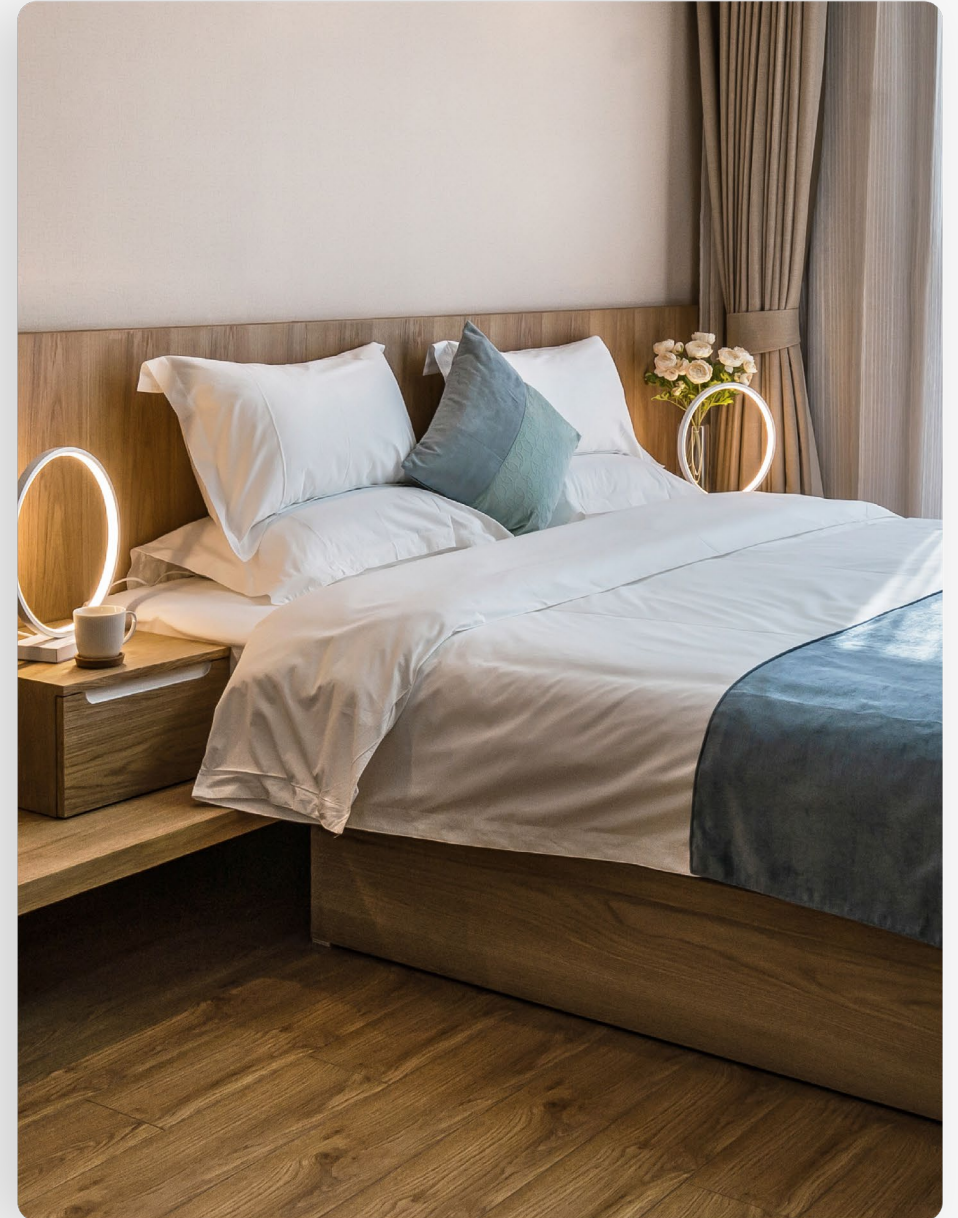


Property Definition

Short-term Rental

A residential dwelling unit, apartment, condo, or accessory where sleeping areas are rented to overnight guests for a period of less than 30 consecutive days

- Type 1 – A Single family or two family dwelling unit
 - Type 2 – A multifamily dwelling unit
- AND/OR
- Type 1 – Primary residence of owner or operator
 - Type 2 – Property is not occupied by owner or operator

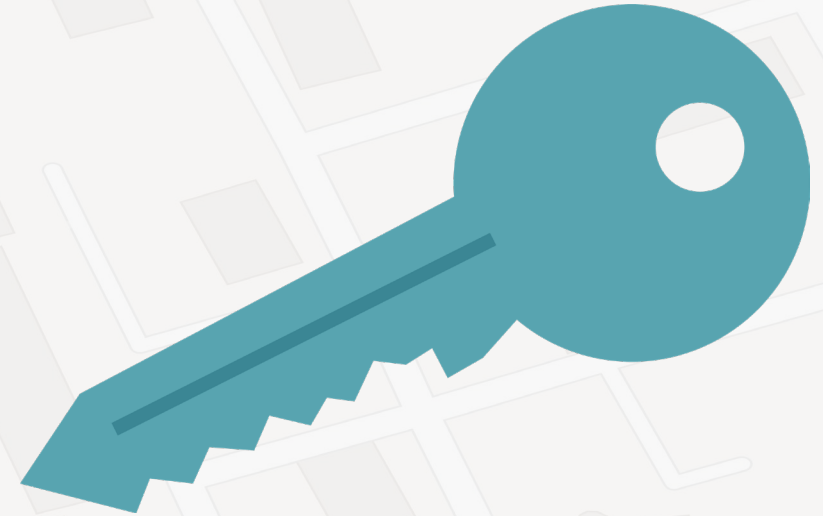


Comparative Cities

City	Date Approved/In Place	Types	Density Limitations	HOT	Permit Cost	Renewal Period	Violations/Citations
San Antonio	11/1/2018	Type 1 - owner or operator resides on the property and it is their primary residence Type 2 - the property is not owner occupied.	Type 1 - N/A	Yes	\$ 100.00	3 years	\$500 per day
	2/11/2019		Type 2 - 12.5%				
Austin	2/23/2016 & 3/5/2016	Type 1 - owner or operator resides on the property and it is their primary residence; Type 2 - the property is not owner occupied; Type 3 - Multi-family residential property	Type 1 - N/A Type 2 - 3% Type 3 - 3%	Yes	\$ 733.80	Yearly	Yes; unspecified amount
	7/18/2017	Type 1 - owner or operator resides on the property and it is their primary residence; Type 2 - the property is not owner occupied; Type 3 - Multi-family residential property	Type 1 - N/A Type 2 - 500 feet Type 3 - 5 units				
Waco	7/18/2017	Type 1 - owner or operator resides on the property and it is their primary residence; Type 2 - the property is not owner occupied; Type 3 - Multi-family residential property	Type 1 - N/A Type 2 - 500 feet Type 3 - 5 units	Yes	\$ 500.00	2 years	Yes; unspecified amount
Irving	2/24/2022 & 10/1/2022	Single-Family Homes (multifamily properties have a separate program in place)	N/A	Yes	\$ 200.00	Yearly	\$500/day per unregistered property

Other Regional City Standards

- Short-term rentals prohibited
 - Grapevine*
- Short-term rentals permitted in some zoning districts, with restriction
 - Austin
 - San Antonio
 - Waco
- Short-term rentals permitted in some zoning districts, no other noted restrictions
 - Fort Worth
 - Albuquerque
 - Arlington





Find Balance between Short-term Rentals & Neighborhoods

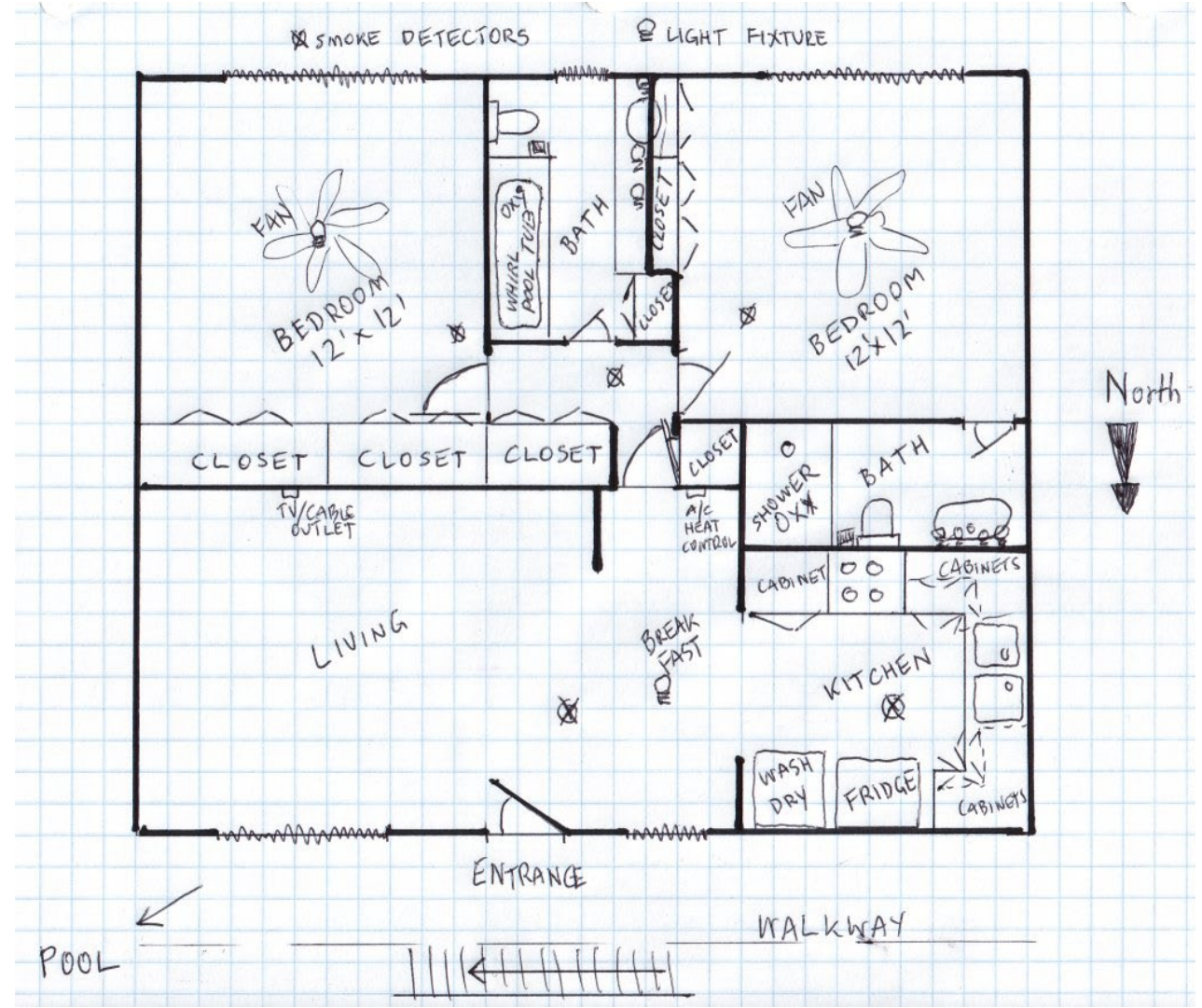
Density Limitations

- January 2023
 - Does density requirement need to be added?
 - 0 – 300 ft
- Grandfather the existing short-term rentals within a specific time period?
 - Example: June-December registration open for permit



Permitting

- Application submittal and requirement
- Review Components
 - Classification of type
 - Floorplan
 - Life Safety requirements
 - Guest notification
 - Renewal



Guest Indoor Notification

- Maximum number of occupants
- Location of required parking and prohibition of parking on landscaped areas
- Quiet hours and noise restrictions
- Property cleanliness requirements
- Trash pickup requirements
- Evacuation routes
- Emergency numbers



Why is short-term rental ordinance important?

- Create new zoning definition of short-term rental properties

Survey

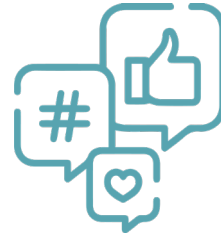
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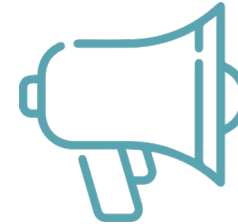
Public Outreach Summary



Website



Social
Media



Press
releases



Traditional
Media

- Interviews
- Story Pitches



Presentations to Communities of Excellence Partners
(Key stakeholders, Hotel/Motel Association,
Apartment Association, Realtors Associations, etc.)

CFT - Next Steps

- Continue community meetings
 - Coordinate City Council-hosted
 - Coordinate Additional Community and Communities of Excellence Partner Meetings
- Final recommendation to City Council Spring 2023

Questions?
