



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: June 12, 2018

Reference: Consider approval of an ordinance to establish Article 9-29, Short Term Rentals as an addition to Chapter 9, General Regulations of the Coppell Code of Ordinances, and authorizing the Mayor to sign.

2030: **Sense of Community, Special Place to Live**

Executive Summary:

This proposed ordinance provides for the registration and operation of Short Term Rentals in the City of Coppell. Per direction at the May 29th Council Work Session, this ordinance is proposed to have an effective date of January 2, 2019, providing six months for current and prospective Short Term Rental operators to comply with the provisions of this ordinance. This will also allow staff time to prepare administrative procedures necessary to implement this Ordinance. The revision to Chapter 1, Article 14, Hotel Occupancy Tax will be a future agenda item.

Introduction:

On May 29th Staff presented the draft of this Ordinance and the preliminary implementation plan at the Council work session. The most significant revision to the draft was the inclusion of an effective date of January 2, 2019. An unanswered question at the Work Session was concerning the follow-up procedure to the citizen complaints received from the 24/7 Complaint line. Per Host Compliance, they ask if they can call the complainant back in 30 minutes to learn if the issue was resolved (note: most complaints are after midnight). If yes, then they call back ask and ask if the issue was resolved, or not. They also follow up again to the host/host's contact and detail all this in the report to the City.

On May 8th Staff presented a summary of proposed solutions to the concerns expressed by various citizens by providing regulations for Short Term Rentals in the City of Coppell, which in part to include:

- Purpose, applicability and definition;
- Registration requirements and fees;
- Inspection requirements and safety features;
- Operational restrictions and requirements, and the
- Collection of Hotel Occupancy Tax.

Staff briefed City Council on national, state and local trends in regulations on Short-Term Rentals on April 10th, and summarized the various options, ranging from prohibition, no regulations, to actual licensing of STR's. It was also discussed that regulations of Short-Term Rentals need to be enforceable and provide clarity in the rules and regulations both for the property owner and enforcement personnel.

Legal Review:

City Attorney reviewed this Ordinance.

Fiscal Impact:

None

Recommendation:

The Community Development Department recommends approval of this ordinance and engaging a third party to assist in the data gathering, property identification and notification of property owners to allow for the implementation of this ordinance.

Attachments:

Ordinance establishing Article 9-29, Short Term Rentals.