

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES BY AMENDING ARTICLE 9-29, SHORT TERM RENTALS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council has determined that regulations are needed to address regulations for Short Term Rentals (STR), and

WHEREAS, permanent residents desire the option to occasionally utilize their properties for home share rentals; and

WHEREAS, the operation of Short Term Rentals should not negatively affect property values, and

WHEREAS, the Short Term Rentals should be required to pay Hotel Occupancy Taxes, and

WHEREAS, the City Council has determined that regulations needed are intended to protect the public health, safety, morals and general welfare.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF COPPELL, TEXAS, THAT:

SECTION 1. That Chapter 9, General Regulations, of the Code of Ordinances is hereby amended by amending **Article 9-29, Short Term Rentals**, which shall read as follows:

“CHAPTER 9, GENERAL REGULATIONS

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ARTICLE 9-29 SHORT TERM RENTAL

“Sec. 9-29-1. - Purpose and applicability.

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Sec. 9-29-2. -Definitions

Advertise

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Local Emergency

Onsite property manager means a person who is responsible for the day-to-day operation of the rented unit, handle tenant complaints, and manage the property amenities such as garden, pools, garages and outdoor accessory structures.

Owner

Short Term Rental (STR) is defined as the rental of any residence or residential structure, or a portion of a residence or residential structure including but not limited to gardens, pools, garages, and outdoor accessory structures for a period of less than 30 days. The term does not include;

1. a unit that is used for a nonresidential purpose, including an educational, health care, retail, restaurant, banquet space, or event center purpose or another similar use;
2. a bed and breakfast; or
3. a hotel/residence hotel.
4. A commercial storage facility
5. A place for residence or use as a licensed health care or assisted living facility.
6. Parsonage on the premise of a church, mosque or synagogue

Single-family residence

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Residential districts:”

Sec. 9-29-3. - Short Term rental registration requirements.

A. No person shall hereafter advertise, offer to rent or rent, lease, sublease, license or sublicense a residential property within the city as a short-term rental for which a registration has not been properly made and filed with the community development department of the city. Registration shall be made upon forms furnished by the city for such purpose and shall specifically require the following minimum information:

1. Name, address, phone number and e-mail address of the property owner(s) and/or the onsite property manager of the short-term rental property.

2. Verification of that this short-term rental property is the applicant's residence or an onsite property manager will be onsite during the rental period.

B.

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Sec. 9-29-4. - Inspection Required

- A. Upon registration and renewal, and prior to the first rental occupant of a short-term rental property, after such registration and renewal, the owner and/or the onsite property manager is required to schedule an inspection of the residential structure with the community development department to determine compliance with the minimum property standards in article 15-14 of the Code of Ordinances:

1.

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SECTION 2. That all provisions of the Ordinances of the City of Coppell, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3 That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. That this ordinance shall take effect on _____ and after publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Coppell, Texas, this the _____ day of _____, 2022.

APPROVED:

WES MAYS, MAYOR

ATTEST:

ASHLEY OWENS, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT E. HAGER, CITY ATTORNEY

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES BY REPEALING ARTICLE 9-29, SHORT TERM RENTALS IN ITS ENTIRETY AND REPLACING IT WITH A NEW ARTICLE 9-29, SHORT TERM RENTALS; PROVIDING FOR REGULATIONS FOR THE REGISTRATION AND USE OF SHORT TERM RENTALS; PROVIDING FOR REGISTRATION, PROVIDING FOR DEFINITIONS; PROVIDING FOR INSPECTIONS; PROVIDING FOR RESTRICTIONS; PROVIDING FOR BROCHURE AND SAFETY REQUIREMENTS; PROVIDING FOR NEIGHBORHOOD NOTIFICATION; PROVIDING FOR VIOLATIONS AND PENALTIES; PROVIDING FEES; PROVIDING FOR A SUNSET REVIEW; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

DULY PASSED by the City Council of the City of Coppell, Texas, this the _____ day of _____, 2022.

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