

Home Share Rentals FAQ

There are new rules on home sharing!

San Marcos' Home Share Rental Ordinance allows a permanent resident (owner or tenant) to earn income by renting their entire, or a portion of their home or property while present, or on vacation.

Do I Qualify?



Who Can Register?

- Owners or long-term renters may be eligible to register. Long-term renters may participate in home share rentals after providing a proof of residency letter from the property owner. Only a permanent resident can register a Home Share Rental. The following documentation is required:
- Proof of possession of the property including: Warranty deed and valid lease.
- Proof of primary residence: Motor vehicle registration, Driver's license, Texas ID card, Voter Registration, Tax Documents, Utility Bills



When Do I Have to Register?

Home Share Rentals must be registered and meet all requirements of the Ordinance when located in any residential district.

Home Share Rentals are permitted without registering in the SmartCode area and other commercial zoning districts.

Getting Started



How Does the Program Work?

Eligibility - Determine if you qualify for the Home Share Program. Residency verification applies.

Application - Visit the following site to get started:
<http://www.sanmarcostx.gov/1399/Application>

Fees - Pay applicable fees associated with the program. Total application cost is \$61.



How much is the application fee?

The total application cost is \$61. The application fee is required for the annual renewal.



What Standards Apply to Home Share Rentals?

- Payment of Hotel Occupancy Taxes
- Publication of the City registration number on any advertisements
- No more than one (1) home share rental per applicant or property
- Maximum of two (2) adult guests per bedroom plus an additional two adults
- A brochure including emergency information
- Contact information from a local responsible party when the permanent resident is out of town

