



# Short Term Rental Update

February 14, 2023



# Outline

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- STR Ordinance Background
  - STR Website and Interactive map
  - Permitting Data
  - Code Enforcement (Staffing, Workflow, Investigations, Findings and Compliance)
  - Public Feedback
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# Short Term Rentals -Team

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## Permitting

Development  
Services

## Enforcement

Code  
Enforcement

Legal

Municipal Court

## Hotel Occupancy Tax Collection

Finance



# Short Term Rentals

- Rental accommodations that include a variety of unit types (condo, townhome, single family home, RV's, boats, etc..) for less than 30 days.

## Pre-STR Ordinance Adoption

- Prohibited in all single-family zoned areas
- Permitted use in Multi family and Commercial areas
- No registration system in place

- Adopted 2022 STR Regulations***

- Created a registration system
- Established health and safety requirements
- Established criteria allowing STR's in single family zoning districts (Still prohibited on N. Padre Island)

The image displays two screenshots of short-term rental websites. The top screenshot is from Airbnb, showing a search interface with fields for location, check-in, check-out, and adults. Below the search bar is a promotional banner for earning up to \$2,131/month by hosting travelers. The bottom screenshot is from Vrbo, showing a search interface with filters for location, dates, and guests. Below the search bar are several property listings with photos, titles, and prices. A map on the right side of the Vrbo screenshot shows the location of the properties.



# STR Website/Map

[www.ctexas.com/str](http://www.ctexas.com/str)

HOME > SHORT-TERM RENTALS (STR)

## Short-Term Rentals (STR)

Short-Term Rentals Ordinance (Elevate Your Home)

More videos

Play 01 0:07 / 0:14

At the City Council meeting on June 28, 2022, Corpus Christi Mayor Paulette M. Guajardo and the City Council approved a new Short-Term Rental Ordinance. The ordinance amends the City's Unified Development Code (UDC) to allow short-term rentals (STRs) with restrictions in single-family residential districts citywide but not in single-family residential districts within the Padre/Mustang Island Area Development Plan area. The STR Ordinance requires registration of any property that is rented for less than 30 consecutive days in all areas of Corpus Christi.

**Frequently Asked Questions** [Learn More](#)

Owner/operators of property zoned Short-Term Rentals within the city limits must apply for a registration permit using the link below beginning on July 11, 2022. The city will continue to accept applications for the Flour Bluff and Padre/Mustang Island areas for STR units located in multi-family and commercial zoned areas. Proposed STR units located within these areas.

Overview Map

STR\_AddressPoint

Map showing the location of Short-Term Rentals (STR) units across Corpus Christi, Texas. The map displays the city limits, major roads, and water bodies. Numerous blue circular markers indicate the locations of registered STR units. Key areas labeled include Anna, McNorton, Clarkwood, Corpus Christi Inft Airport, Tierra Grande, Caballeros Field Nas, Gardendale, Creek Park, Wadron Field, Tailings Pond, Spill Banks, Ingleside on the Bay, Pelican Island, Mustang Island SP, and Harbor Island. Major roads shown include Highway 44, Highway 665, Highway 81, Highway 2444, Highway 55, Highway 43, Highway 1, Highway 2725, and Highway 371. Water bodies include Corpus Christi Bay, Matagorda Bay, and the Gulf of Mexico.



# Permitting Data

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- 1,707 STR Permits Total (As of 2/3/23)
  - Single-Family Breakdown- 220
    - Type 1 Single-Family – 55
    - Type 2- Single-Family – 165
  - Multi-Family- 1,487
  
- 1 permit exceed the Type 2 block face allowance (permits were reviewed in the order submitted)
  - Laguna Shores

# Staffing Update and Workflow

## Teams/Hours

- ❖ (2) Full Time Officers / (1) Full Time Clerk

Currently – (2) Officers pending

- ❖ AM/PM Hours – 10 Hour Shifts
- ❖ \$ Allocated for STR Program = \$539,992

## Process for Investigations

- ❖ Process for the Island – (RS-6) – Illegal STR
- ❖ Process for other properties – Legal STRs (Complaint based)
- ❖ Process for other properties - Legal STRs (Proactive case work)
- ❖ Process for block face allowance (Density)
- ❖ Process for noise/nuisance complaints

\*As of 2/7/23



# Investigations

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## Complaint-based Investigations

- Helpline – 0
- 311 – 6
- Direct Inquiries - 20

## Proactive Investigations (Compliance rate 45.5%)

- Online research – 395 properties
- Compliant (long-term rental/permitted) – 180 properties
- Needs more research – 34 properties
- Notification letters – 334 (responsible parties)

\*As of 2/7/23

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# Findings & Compliance

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## Findings

- (181) Cases Created
- (261) Citations Issued

## Compliance Rate – 71.2%

- Not permitted/operating – 52
- Permitted/Stopped Adv./Stopped Operations - 129

\*As of 2/7/23

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# Feedback

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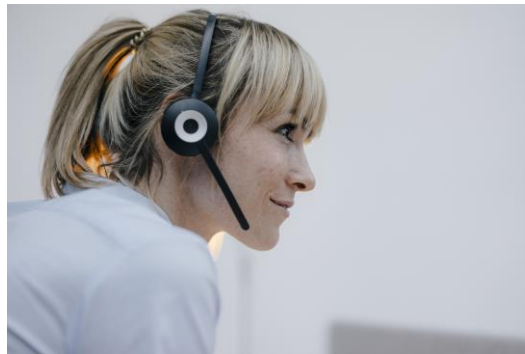
- Modify permitting requirements for large condo projects that have a central property management firm on site.
- Why is the fee so high? Why did it change from 2022 to 2023?

\*As of 2/7/23

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# STR Program Annual Costs

	Annual Costs
Software/ 24 hr STR Helpline	\$60,000
Development Services (2 FTE)	\$112,662
Code Enforcement (5 FTE & 4 Vehicles)	\$435,235
Outreach (Education, Mailing, Advertisements)	\$20,400
Administrative Allocation (1%)	\$6,283
<b>TOTAL</b>	<b>\$634,580</b>





# STR Fee Comparison:

Galveston, TX	Annual registration fee	\$50
Port Aransas, TX	Annual registration fee	\$50
San Marcos, TX	Annual registration fee	\$50
South Padre Island, TX	Annual registration fee	\$50
Fort Myers, FL	Annual registration fee	\$95
Myrtle Beach, FL	Annual registration fee	\$100
San Antonio, TX	3-year permit	\$100
Irving, TX	Annual registration fee	\$200
Virginia Beach, VA	Annual registration fee	\$200
New Braunfels, TX	Annual registration fee	\$206
Asheville, NC	Annual registration fee	\$300
Frisco, TX	Annual registration fee	\$300
Fort Lauderdale, FL	Initial registration fee	\$350
Charleston, SC	Annual registration fee	\$368.82 + \$3.90 per \$1000 of expected income
Arlington, TX	Annual registration fee	\$500
Destin, FL	Annual registration fee	\$500-700
	Renewal	Type 1: \$80 Type 2: \$160
Austin, TX	Annual registration fee	\$643
	Renewal	\$355

(\$250) effective  
January 1, 2023





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- Questions