



Short Term Rentals (STRs)

Planning Commission Presentation
November 1, 2017



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- **What are Short Term Rentals (STRs)?**
 - Short Term Rental vs. Bed and Breakfast
 - Regulation
 - Issues and Concerns
 - Next Steps



What are Short Term Rental (STRs)?

- Short Term Rental (STR) – Single-family units in a single-family district cannot be rented for less than a one-month period, unless approved by the Planning Commission and City Council as a bed and breakfast home. (UDC Section 5.2.24)
- Short Term Rentals are considered an overnight accommodation use as per the Unified Development Code (UDC) and a transient use via the building code. Overnight Accommodations are allowed in the RM-AT District, all commercial zoning districts, and are prohibited in the industrial zoning districts.



Bed and Breakfast (BnB)

- **Bed and Breakfast Home (BnB):** A private, owner-occupied residence that offers sleeping accommodations to not more than 10 lodgers. A bed and breakfast home is not a single-family house.
- BnBs are also considered an overnight accommodation use. However, they are further regulated by section 5.2.8. Bed and Breakfast Home of the UDC.



Bed and Breakfast (BnB)

5.2.8. Bed and Breakfast Home

A bed and breakfast home shall be permitted in accordance with the use tables in **Article 4** subject to the following standards:

- A. Sleeping accommodations shall not exceed five bedrooms and no more than 10 lodgers shall be accommodated at one time, not including the owner-occupied rooms.
- B. Kitchen and dining facilities may be included to provide meals to guests only. No food preparation shall be permitted in guest bedrooms.
- C. Parking in the street yard of a bed and breakfast home shall be prohibited. All parking shall be screened from an adjacent residential use by an opaque fence or a hedge a minimum of 6 feet in height.
- D. In residential districts, no exterior evidence of the bed and breakfast home shall be allowed, except that one attached sign no larger than 1 square foot in area shall be permitted with no additional advertising of any kind allowed on site. In nonresidential districts, the sign provisions of **Section 7.5** shall apply.
- E. The operator shall keep a current request register including names, permanent addresses, dates of occupancy and motor vehicle license numbers for all guests.
- F. A temporary use permit in accordance with **Section 5.4** shall be required for any party, reception or similar special event that is anticipated to draw more than 10 total guests (including overnight guests) to the bed and breakfast home. Special events subject to the temporary use permit shall be limited to a total of six such functions per calendar year and shall be limited to between the hours of 7 a.m. and midnight. Such events shall be limited to the interior of the bed and breakfast home.
- G. The bed and breakfast home shall be not closer than 1,000 feet to any other bed and breakfast home.



STR vs BnB

- STR
 - May or may not be owner occupied
 - Limited by zoning (Overnight Accommodation)
 - Potential for Building/Fire/ADA code issues
 - Not registered
- BnB
 - Owner Occupied
 - UDC/Zoning District Requirements
 - ADA



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Other Cities – Regulation

More
Restrictive

Less
Restrictive



San Francisco
Austin

New Orleans

Galveston



Regulation

- Permitting Factors
 - Use? Time Period? Number of Persons? Zoning District? Location? Insurance?
- Enforcement
 - Specific Department for STRs
 - Cap on number of days/persons
 - Inspections
 - Registration/Public Notice



STRs – Where are they?

- AirBnB
 - 300+ listings in the Corpus Christi Area
 - Some in Single-Family Homes, Accessory Units, or Apartment Complexes
- Considerations
 - No HOA input
 - No apartment management input
 - Hosted or Un-hosted STRs
 - No Registration/Tax collection



Issues and Concerns

- Texas Senate Bill 451 – prevents cities from banning short-term rentals and their ability to write ordinances restricting the practice would be narrowed
- Property Rights vs. Neighborhood Protection
- Commercial Uses in Residential Neighborhoods
- Effects on Housing Market – Lease or Sell
- Hotel/Motel Occupancy Tax (HOT) collection and competition.
- Upcoming zoning case



Questions?