

SHORT-TERM RENTAL FREQUENTLY ASKED QUESTIONS

WHAT IS A SHORT-TERM RENTAL?

A short-term rental, often called a vacation rental, is the rental of a residential dwelling unit or accessory building on a temporary basis for periods of less than 30 consecutive days.

WHAT DOES THE NEW ORDINANCE DO?

The new ordinance imposes new requirements for advertising, sets occupancy limits, places new requirements on those requesting STR licenses, and creates a process for denying or suspending a license, along with an appeal process. The ordinance also sets limits on the distance between STRs, establishes requirements related to inspections, noise and music and prohibits certain types of gatherings. Eventually, the ordinance will eliminate Type 2 short-term rentals in residential areas.

WHAT INFORMATION WILL BE PROVIDED TO GUESTS/STR RENTERS?

Renters must be provided with a packet of information that includes:

- The name and contact information of the local contact
- Restrictions on the occupancy limits
- Restrictions on noise, music and amplified sound
- Parking restrictions
- Trash collection schedule
- Information on relevant burn bans
- Information on relevant water restrictions
- Information on applicable requirements of the Americans with Disabilities Act

WHAT ARE THE REQUIREMENTS FOR MY LOCAL CONTACT?

If the license holder does not reside within the Austin Metro Area, the license holder must identify an individual who lives within the Austin Metro Area, who can be available to respond within two hours of notification.

ARE UNLICENSED PROPERTIES ALLOWED TO ADVERTISE?

The ordinance prohibits unlicensed short-term rentals from advertising. Violators could be subject to fines up to \$2,000 per day.

WHAT MUST BE INCLUDED IN THE STR ADVERTISEMENT OR PROMOTION?

All licensed short-term rental advertisement or promotions must include:

- (1) the license number assigned by the City to the short-term rental; and
- (2) the applicable occupancy limit for the short-term rental.

WHERE CAN I FIND THE LIMITS, BY CENSUS TRACTS, ON THE PERCENTAGE OF SHORT-TERM RENTALS IN RESIDENTIAL AND COMMERCIAL AREAS?

For current, limits, by census tracts, visit www.austintexas.gov/str

WHAT ARE THE DISTANCE LIMITS BETWEEN STR TYPE 2 PROPERTIES?

A short-term rental (Type 2) use may not be located on a lot that is within 1000 feet of a lot on which another short-term rental (Type 2) use is located unless the license:

- (1) was issued on or before November 23, 2015;
- (2) is not suspended after November 23, 2015; and
- (3) is renewed timely.

WHAT ARE THE OCCUPANCY LIMITS FOR SHORT-TERMS RENTALS?

A short-term rental use may not be used by more than:

- (1) ten adults at one time, unless a stricter limit applies; or
- (2) six unrelated adults.

WHAT KINDS OF EVENTS OR ASSEMBLIES ARE PROHIBITED BETWEEN THE HOURS OF 10PM-7AM?

When the dwelling units is used as a short term rental, a wedding, bachelor or bachelorette party, concert, sponsored event, or any similar group activity other than sleeping are prohibited between the hours of 10 p.m.-7a.m.

WHAT ARE THE REQUIREMENTS FOR OUTDOOR ASSEMBLIES?

A licensee or guest may not use or allow another to use a short-term rental for an outside assembly of more than six adults between 7:00 a.m. and 10:00p.m.

WHAT ARE THE RESTRICTIONS ON NOISE, SOUND EQUIPMENT AND LOUD MUSIC?

- (A) A licensee or guest of a short-term rental may not use or allow the use of sound equipment that produces sound in excess of 75 decibels at the property line between 10:00 a.m. and 10:00 p.m.
- (B) A licensee or guest of a short-term rental may not use or allow use of sound equipment that produces sound audible beyond the property line between 10:00 p.m. and 10:00 a.m.
- (C) A licensee or guest of a short-term rental shall not make or allow another to make noise or play a musical instrument audible to an adjacent business or residence between 10:30 p.m. and 7:00 a.m.

WHAT IS THE STATUS OF ACCEPTING TYPE 2 APPLICATIONS?

Type 2 applications will be accepted for certain commercial zoning areas only beginning April 1, 2017, pending availability within the census tract.

WHAT ARE THE INSPECTION REQUIREMENTS TO OBTAIN AN STR LICENSE?

The applicant must provide an approved life-safety inspection or a Certificate of Occupancy issued in 2006 or later.

WHAT IS THE PROPERTY INSPECTION REQUIREMENTS RELATED FOR TYPE 2 RENEWALS?

If a license for a short-term rental (Type 2) use meets the requirements for annual renewal and the property received a notice of violation related to the life, health, or public safety of the structure, the property is subject to an inspection every three years.

ARE ALL PROPERTIES SUBJECT TO A SEPTIC SYSTEM INSPECTION?

No, only properties in the limited purpose jurisdiction with a septic system.

WHEN WILL TYPE 2 SHORT TERM RENTALS BE DISCONTINUED IN RESIDENTIAL AREAS?

- (1) April 1, 2022; or
- (2) if the license for a short-term rental use is not renewed, the date on which the existing license expires.

WHAT ACTION MAY CREATE A REPEAT OFFENDER?

A licensee or operator may become a repeat offender if the individual fails to comply with Section 25-2-794 (General Requirements for Short-Term Rentals) or Section 25-2-795 (Occupancy Limits for Short-Term Rentals) or If a property is the subject of repeated substantiated violations of City Code or state law during a 24-month period.

WHAT ACTIONS CAN BE TAKEN AGAINST REPEAT OFFENDERS?

The Code Official may deny an application for renewal or suspend the license for a period of 12 months.

WHAT IS THE APPEAL PROCESS FOR A SUSPENSION OR DENIAL OF A LICENSE?

A licensee or applicant may appeal the director's decision to the Building and Standards Commission.

OWNERS AND MANAGERS OF SHORT-TERM RENTALS ARE ENCOURAGED TO VISIT
WWW.AUSTINTEXAS.GOV/STR TO KEEP UP TO DATE ON THE IMPLEMENTATION OF THESE CHANGES.

Austin Code encourages residents to call 3-1-1 or use the mobile app to report STR complaints,
and remember, calls can be anonymous.



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