

## SHORT- TERM RENTAL ORDINANCE GUIDELINES

*Short Term Rental Property* means:

- 1) a single family or duplex dwelling unit, a portion of a single family or duplex dwelling, or an accessory structure that is leased or rented for a period of less than 30 days.
- 2) a residence operated as a bed and breakfast, occupied by the owner;
- 3) a tourist home, tourist house or tourist court;
- 4) a lodging house, rooming house, or inn;
- 5) a hotel, motel, or other temporary residential facility of less than 200 rooms.

*Short Term Rental Property* does not include group homes, assisted care facilities, nursing homes, hospitals, clinics or other facilities providing medical, rehabilitation or health care.

**No more than two adult guests per bedroom, plus no more than four additional adults shall be allowed in any short term rental property, and the maximum occupancy is limited to no more than twelve (12) persons.** Children under the age of twelve (12) years shall not be considered as an adult.

a) Short term rental property shall be operated in accordance with the Neighborhood Compatibility provisions of Home Occupations as described in Section 77-303(D)(1)(c) of the Rowlett Development Code, chapter 77-100 of this code.

b) A tenant information sheet shall be conspicuously posted in all short term rental properties, setting forth basic standards of conduct, including but not limited to:

- 1) the name and telephone number of a designated contact person;
- 2) the maximum occupancy limit;
- 3) **noise restrictions and notice that failure to conform to the city's noise, parking and littering regulations may result in police intervention and criminal prosecution;**
- 4) trash and solid waste collection information, including collection dates and trash container placement regulations; and
- 5) other useful information about the surrounding community.

c) **Short term rental property must be inspected for compliance with this article upon initial first-time registration** and, with the owner's or landlord's consent, may be inspected annually.

d) **No person, whether owner or landlord, may offer or allow the use of short term rental property primarily for a nonresidential use or for the sole or primary purpose as an event center or party or wedding facility.**

e) A short term rental property is a “hotel” as defined in article IV of chapter 58 of this code. **No person may operate a short term rental property without remitting the required hotel occupancy taxes.** The failure to account for or remit hotel occupancy taxes may, in addition to any other remedy or sanction, result in a suspension or revocation of registration.”

Neighborhood Compatibility Provisions:

- (1) Shall cause no change in the external appearance of the existing buildings and structures on the property.
- (2) All vehicles used in connection shall be of a size, and located on the premises in such a manner, so that a casual observer or a person of normal sensibilities will not be able to detect any sign of the premises being used as a short term rental.
- (3) Subject to requirements herein, there shall be sufficient off-street parking for guests, with the number of off-street parking spaces required for the home shall be provided and maintained in addition to the space or spaces required for the dwelling itself pursuant to [subchapter] 77-506, Off Street parking.
- (4) **No additional parking areas shall be located in the front setback or exterior side setback.**
- (5) There shall be no advertising devices on the property which are visible from outside the dwelling or accessory building.
- (6) The property shall contain no outdoor display or storage of goods or services
- (7) Wholesale or retail sale of goods shall not occur on the premises.
- (8) **Shall not create traffic or parking congestion, noise,** vibration, odor, glare, fumes, or electrical or communications interference that can be detected by the normal senses off the premises, including visual or audible interference with radio or television reception.