



To the Mayor and Members of the City Council

June 4, 2024

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SUBJECT: SHORT-TERM RENTAL REGISTRATION ORDINANCE

The purpose of this Informal Report is to provide City Council with an update on the short-term rental registration ordinance.

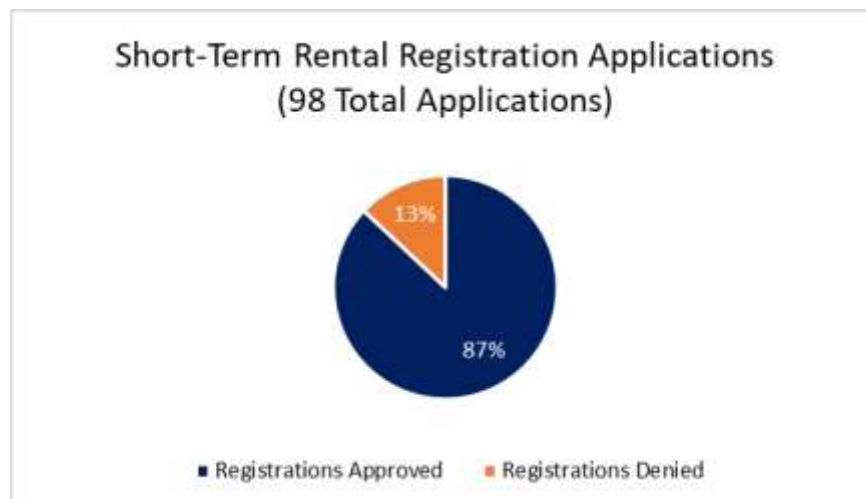
Definition and Zoning

A short-term home rental is the rental for compensation of dwellings or accessory dwelling units for the purpose of overnight lodging for a period of not less than one night and not more than 30 consecutive days other than ongoing month-to-month tenancy granted to the same renter for the same unit as their primary residence. This is not applicable to hotels, motels, and bed and breakfasts homes or bed and breakfast inns. Short-term rentals are allowed in all mixed-use and most form-based, commercial, and industrial zoning districts. Short-term rentals are not allowed in residential districts.

Registration Ordinance

In February 2023, City Council adopted Ordinance No. 26005, to establish a registration program for short-term rentals to properly identify the location of short-term rentals, to ensure they are paying all required taxes to the City, including hotel occupancy taxes, and to provide contact information for owners and agents to aid in responding to complaints and emergencies. An owner who desires to use their premises as a short-term rental must have a valid, active short-term rental registration from the City prior to using, allowing the use of, or advertising the use of the premises as a short-term rental. The annual registration fee is \$150 for the first year and \$100 for renewals. All short-term rentals must be located in a zoning district that allows the use and must also register and pay the Hotel Occupancy Tax.

Since the adoption of the ordinance, 98 registration applications have been received. Eighty-five (85) were approved and 13 denied, primarily for being located in a zoning district that does not allow short-term rental use.



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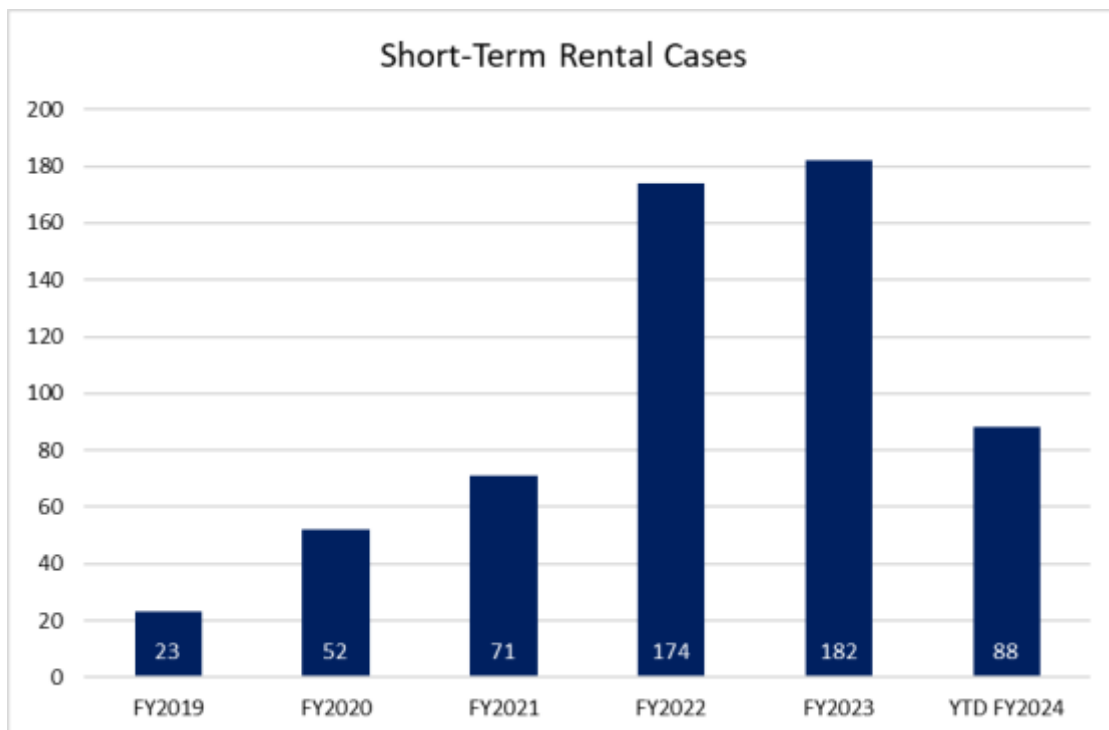


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Enforcement

It is unlawful for any owner or person to rent, lease, advertise, or otherwise permit or allow any premises to be operated or used as an unregistered short-term rental. The Code Compliance Department investigates citizen-initiated complaints regarding short-term rentals. Most complaints are generated due to nuisance activity occurring during the renter's stay, such as parties, noise and trash. When complaints are received in residential districts, the property owners are issued educational information advising them of the ordinance and possible enforcement actions if short-term rental activity is observed. Since most activity occurs online, such as bookings and payments, and within the confines of a private residence, proving these violations can be challenging.

Suspected properties are closely monitored for activity, including online bookings, vehicular traffic and conversations with renters and neighbors. The Neighborhood Code District Senior Officers (one per District) conduct thorough investigations. When violations are observed, citations are issued to the property owners. The City can issue citations based on short-term rental advertisements or online bookings alone. The fines are set by ordinance and are not to exceed \$500, except in cases involving fire safety, zoning or public health and sanitation, where fines can reach up to \$2,000 per occurrence. Since the ordinance's inception, the Code Compliance Department has investigated 222 properties for short-term rental violations, resulting in 114 citations for non-compliance.



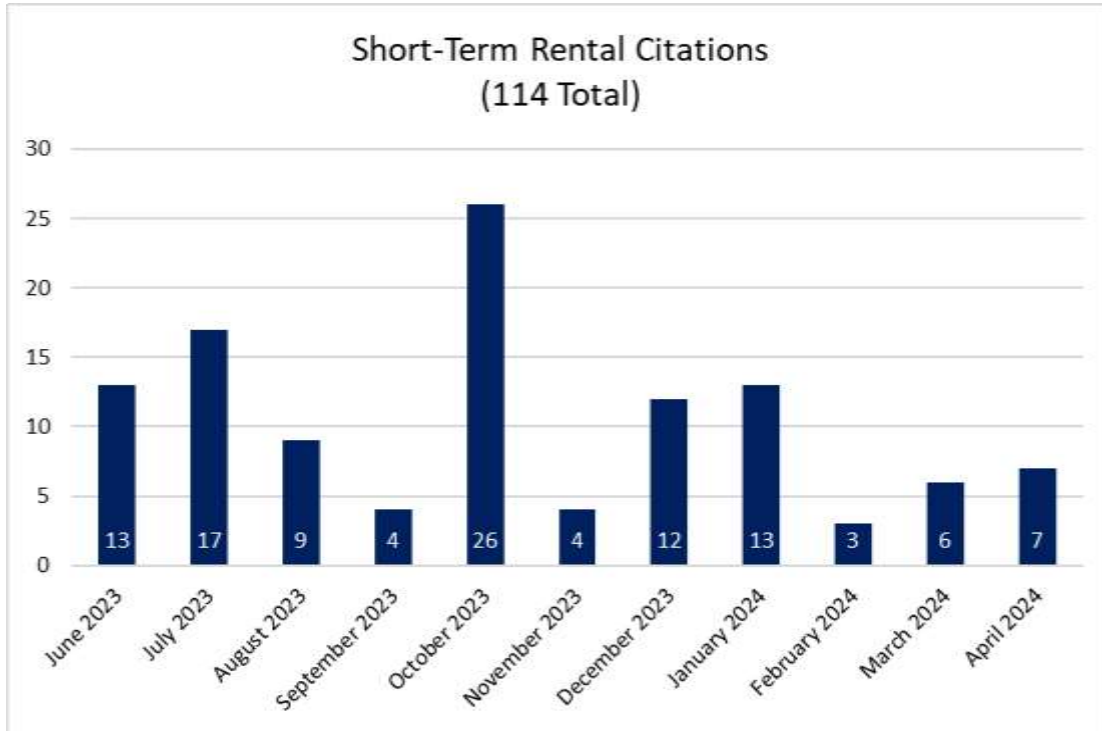
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For questions regarding this information, please contact Interim Code Compliance Director Shannon Elder at Shannon.Elder@fortworthtexas.gov or (817) 392-6326.

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City Manager