

## Short Term Rental ISAC Overview Benchmark Findings & ISAC Recommendations

Councilmember Greg Smith requested that ISAC create a subcommittee to look at how other cities are managing the rapidly growing segment of Short-Term Rentals (STR)

ISAC Chair, Jay Gardner formed the subcommittee with the following resources:

Sub Committee Members	Role
Charles Duffley	Subcommittee Chair- ISAC Member-Developer
Armon Alex	ISAC Member-Resident/owner
Polly Balzer	ISAC Member-PIPOA
Alex Harris	Former ISAC Member, Current CVB Board Member
Brain Gulley	ISAC Ex-Officio-Nueces County
Keith McMullin	ISAC Ex-Officio-Former Mayor of Port A
Marvin Jones	President PIPOA
Hannah Husby	Staff member of CVB
<b>Other Resources</b>	
Jay Gardner	Chair & Engineer
Bruce Jones	Vice-Chair & Residential Property Owner

The subcommittee created a list of the top 10 to 15 benchmark cities.

We narrowed the list to 8 key cities based on the criteria of demographic's current known STR issues within the communities and access to the city's ordinances and procedures on how these cities are managing STR's today.

The following chart is an overview of the findings on the eight benchmark cities

City	Owner of Data	Registration Fee (YES or NO)	Annual Fee if Applicable	Signage if residents in STR	Occupancy Restrictions	Parking Restrictions	Number of Short Term Rentals	3rd Party Software used (if any)	Curfew-Noise Restrictions
Destin, FL	Charles-Hannah	Yes, Annually	\$500-\$700	Yes	Yes	Yes	3200	Yes	Yes, 10:30 pm-7am
New Braunfels, TX	Hannah	Yes	\$125	Yes	Yes	Yes	1400	Yes	TBD
Port Aransas, TX	Keith Mc	Yes	\$50	Yes	Yes	Yes	1696	MyGov	No*
Galveston, TX	Armon	Yes	50	No	No, 2/bed	Yes 2 on st.	2500	Yes, built database	Yes, Noise Curfew
South Padre Island, TX	Hannah	Yes	\$50	No	Yes	TBD	2800	Yes	Yes
Asheville, SC	Alex	Yes	300	Yes	Yes	Yes	1250	Yes	Yes, 10:30 pm-7am
Ft Myers, FL	Alex	Yes	95	Yes	Yes	Yes		Yes	Yes, 10:30 pm-7am
Additional: Myrtle Beach	Hannah	Yes	\$100	Yes	Yes	Yes	4600	Yes	Yes, 11pm-7am

The following is a recap of the benchmark cities and our recommendations:

1. Registration Fee with an Annual Fee of \$50 to \$700.
2. Occupancy Restrictions The maximum number of occupants allowed to sleep a short-term rental is two (2) occupants per sleeping area room plus an additional four (2/4) occupants.

3. Parking Restrictions.
4. Curfew-Noise Restrictions outside gatherings of 10 PM.
5. Signage, any STR would need to display a sticker that shows Occupancy and Parking.
6. 3rd Party Software, The City of Corpus Christi (COCC) should use a 3rd Party to manage the registration and listings database of the STR.
7. The COCC needs to manage the administration and the monitoring system.
8. COCC needs to establish enforcement policies that could include fines and penalties for offenders.

Based on the subcommittee findings above and the research done on the benchmark cities, a practice of other key cities is ordinances for all STR. These ordinances address how to manage STR within the city.

The benchmark study findings were presented to the full ISAC committee at the December 2020 meeting. See vote taken in minutes below during December meeting:

*Motion made by Committee Member Daniel Brown "that ISAC requests the city to do whatever is necessary through zoning, ordinances, etc. to prohibit and discourage short term rentals in areas zoned single-family residential on the island."*

*Second by Committee Member Polly Balzer*

*Motion carried, four yes votes*

*Motion made by Committee Member Daniel Brown, ask the city to enforce current ordinances regarding short term rentals.*

*Second by Committee Member Tommy Kurtz.*

*Motion carried by unanimous vote.*

The Padre Island Property Association (PIOPA) independently conducted a survey of their owners, and those results and recommendations were presented to the full ISAC committee. For the most current results, please contact Marvin Jones, President of the PIOPA.

During discussion at the January 2021 ISAC meeting, we see a key next step and recommend that the City Council create a "Super" committee with the City-wide stakeholders with a key representative from the following areas (but not exclusive to);

City Departments; Legal, Finance, Development Services, Planning

Visit Corpus Christi

ISAC

PIPOA

The EDC

DMD (Downtown Management District)

North Beach HOA

Other Large HOA within City Limits (i.e., South Side, Flour Bluff, etc.)

The charge of this “Super” committee will be to work with City Staff regarding registration, enforcement, fees, zoning, and then draft ordinances for ratification in the UDC to codify the new STR regulations. We recommend that the “Super” committee begin their charge immediately in order to expedite enforcement and regulations of existing, current STR’s. The subcommittee, and full ISAC stand at the ready for further instructions regarding STR’s.