



Short Term Rentals

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Short Term Rentals

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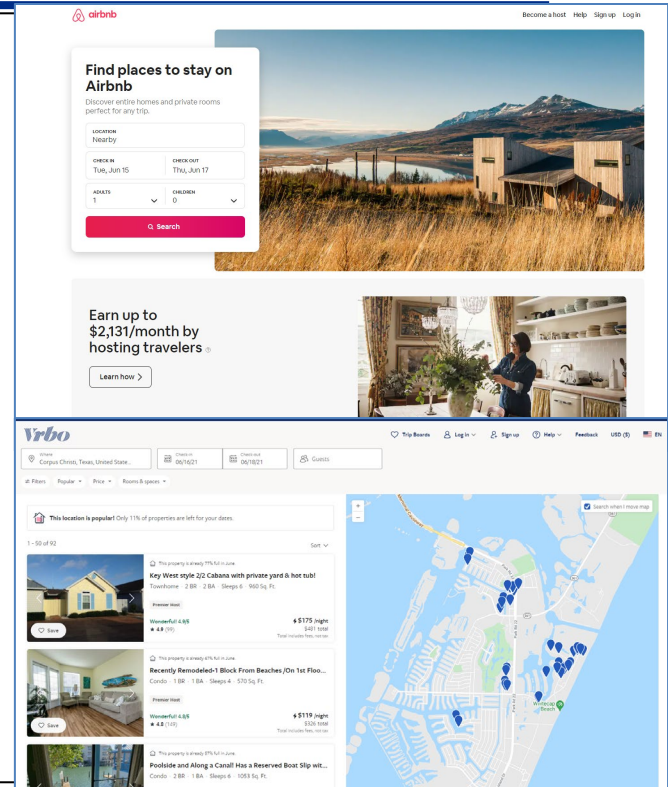
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Short Term Rentals

- Rental accommodations that include a variety of unit types (condo, townhome, single family home, RV's, boats, etc..) for less than 30 days.
- Offers visitors a different experience outside of staying at a standard hotel.
- Not a new concept but the technology connecting owners and users has improved.
- **Unified Development Code 5.2.24 Rentals (Single Family)** Single-family units in a single-family zoning district cannot be rented for less than a one-month period.
- UDC does not prohibit STR use in other zoning districts, therefore the use is permitted





Island STR Units





What Zoning Districts are STR's permitted

- All Districts that allow residential uses other than Single family zoned areas (RS-4.5, 6, 10, 15, 22, RE)
- Per ***Corpus Christi Unified Development Code 5.2.24 Rentals (Single Family)*** Single-family units in a single-family zoning district cannot be rented for less than a one-month period.
- Exceptions
 - Approved by City Council as a bed and breakfast home (none approved in recent years)
 - Planned Unit Development (PUD) that specifically allows short term rentals



Phase 1: Registration Ordinance

- Adopted January 11, 2022.
- Established regulations for the protection of the health and safety of occupant(s) of short-term rental properties, and to protect the integrity of the neighborhoods in which short term rental properties will operate.
- Best practice among top Texas cities and others across the country.
- Allows for the management and tracking of units within the community.
- Primary tool for city enforcement of non-compliant STR units



Ordinance Summary

- Definitions
- Permit Required: only units operating in non-single family zoning district will be eligible to obtain a permit (Homes within a Single-Family zoning district will not be eligible).
- Annual application fee of \$50 per year
- Information needed: (contact info/24hr representative, sketch of floor plan, and sworn self-certification that unit meets standards and requirements of STR Ordinance)



Ordinance Summary

General Standards:

- Occupancy limitations per adopted city building and property maintenance codes.
- Insurance –policy sufficient for personal injury liability of guests.
- Life Safety (fire extinguishers, smoke and carbon monoxide detectors, and posting of evacuation plan needed in unit)
- Conduct on premises (owner will notify guests of relevant city codes, excessive noise outside the unit is prohibited, and no overnight sleeping outside the unit permitted)
- Advertisement – the city permit number will be required on any public advertisement of the unit.



Phase 2

- Determine what single family zoned areas are appropriate for Short Term Rental use.
- Determine a basis for location of STRs - Density percentage, overlay district, buffering distance from other units.
- Stakeholder Advisory Group to provide input.
- Staff works with consultant to develop draft ordinance.
- Present draft ordinance to Planning Commission for action.
- City Council considers Land Use Regulation Ordinance changes.