

Sec. 2.100. - DEFINITIONS.

LOCAL CONTACT PERSON

The Owner, Operator, or person over the age of 18 designated by the Owner or the Operator, who shall be available 24 hours per day for the purpose of responding to concerns or requests for assistance related to the Owner's Short-term Rental. A maximum of two persons may be designated as the Local Contact Person for an STR, one of which must meet the above criteria at all times the STR is rented.

Sec. 5.401. - Additional requirements for short-term rental uses.

General Requirements: All STR uses shall be subject to the following requirements, in addition to those set forth otherwise in the City of Fredericksburg Code of Ordinances:

1. Food Service:
 - a. Only overnight guests may be served meals except in zones permitting restaurant use.
 - b. Such meals shall be limited to continental-type breakfast consisting of pastries prepared by a licensed provider, milk, cereal, fruit, fruit juice and coffee unless the facility meets the State of Texas and Gillespie County Health Division requirements for commercial food service.
2. Signs:
 - a. All signs must comply with the City of Fredericksburg Sign Ordinance, as applicable, set forth in Chapter 29 of the Code of Ordinances. STR uses may erect a nameplate sign, which shall be considered a sign exempted from certain regulations under Section 29-5(3) of the Code of Ordinances, provided that such sign is not more than two (2) square feet in area and is attached to the structure.
3. Americans with Disabilities Act (ADA) and the 2012 Texas Accessibility Standards (TAS):
 - a. All STR structures and facilities must comply with all applicable Federal, State, and City of Fredericksburg building codes for existing or new construction, including ADA and TAS standards when required.
4. STR uses shall comply with the regulations for Fire Protection set forth in the appropriate NFPA 101 Life Safety Code and the International Construction Codes, the latest versions adopted by the City at the time of construction or conversion to STR use using the "Lodging and Rooming Houses" regulations.

a. Exceptions:

- i. Short-term Rental, Unoccupied, Short-term Rental, Accessory, and Short-term Rental, B&B shall not be required to install automatic fire suppression sprinkler systems.

5. External lighting:

- a. All external lighting shall comply with the City's Outdoor Lighting ordinance set forth in Article XV of Chapter 5 (Buildings and Building Regulations) of the City Code of Ordinances and the additional requirements set forth in Subsection 5.401(11)(b)(ii).

TASK FORCE FOOTNOTE

No. 1

6. Occupancy: Maximum occupancy for an STR shall be limited to the lesser of: a) two (2) Occupants per bedroom, plus two (2) additional Occupants, or b) one occupant per 200 square feet, but in no case shall maximum occupancy exceed a combined total of eight (8) Occupants. Maximum occupancy under this subsection is only applicable to the number of persons eighteen (18) years of age or older that are residing at the STR, and excludes any other persons visiting the Occupants but not residing at the STR.

TASK FORCE FOOTNOTE

No. 2

- i. Additional guest beds may be placed in bedrooms that sleep two (2) occupants, provided that the bedroom has at least fifty (50) square feet of bedroom area for each occupant, and the maximum occupancy limit is not exceeded.
- ii. Commercially zoned properties in the Historic Overlay District shall be developed in accordance with the base zoning district and all other City regulations and ordinances.

7. Utilities

- a. Short-term Rental, Accessory and Short-term Rental, B&B uses shall be served by a single water and electrical meter.
- b. Short-term Rental, Condominium and Short-term Rental, Facilities are typically served by a master meter, and may be sub-metered by the property owner, however some Short-term Rental, Condominium units may be individually metered.

8. Trash & Solid Waste

- a. Each STR shall provide a minimum of one (1) ninety-six gallon (96 gal) bulk garbage container capacity, or equivalent, for every six (6) Occupants, based on the maximum permitted occupancy for the STR.
 - i. This requirement does not apply to those properties that utilize commercial trash pickup or dumpsters.

9. Quiet Hours

- a. Each STR use shall have one or more signs posted in prominent locations in the rear yard, near pools, hot tubs, and fire pits, and near other common gathering areas, providing the occupants and guests with notice of the Nighttime Hours, as set forth in Section 20-207 of the City's Noise and Sound Level Regulation ordinance. All signs posted under this subsection must comply with the City of Fredericksburg Sign Ordinance, as applicable, set forth in Chapter 29 of the Code of Ordinances.

10. Permitting: It shall be unlawful for any person or entity to rent, or offer to rent, any STR without a valid Short-term Rental Permit issued under this Section 5.401.

- a. A separate STR permit application and application fee must be submitted for each individual STR dwelling unit.
 - i. An applicant shall apply for a STR permit using a format and method promulgated by the City Manager or his/her designee.
 - ii. An applicant for an STR permit shall pay to the City the permit fees as set forth in Sec. 5.450 of Appendix A - Fee Schedule, of this Code of Ordinances.
 - iii. Each STR permit shall be valid for one year from the

date of issuance and may be renewed annually thereafter by filing a renewal application and paying the permit fees as set forth in Sec. 5.450 of Appendix A - Fee Schedule, of this Code of Ordinances.

TASK FORCE FOOTNOTE

No. 3

- iv. Upon receipt of an STR permit the Owner shall initiate operations of the STR within 90 days. Failure to so initiate operations shall cause the permit to lapse and the Owner shall have to reapply for new STR permit.
- b. Each individual STR dwelling unit shall be assigned a unique permit number upon permit issuance by the City. This permit number will remain the same and will remain with the dwelling unit.
 - i. Upon issuance of the STR permit, the Owner will be issued a unique identification number and sticker for the City's Business Emergency Contact (BECA) program. In lieu of a BECA sticker, the City may develop and issue an alternative sticker. Whichever sticker is issued by the City shall be placed in a visible location, no greater than three (3) feet from the front entrance of the structure, to assist in notifying any City officials or law enforcement of the Owner and Local Contact Person information.

TASK FORCE FOOTNOTE

No. 4

- ii. The City shall maintain an on-line database or interactive map accessible to the public which at a minimum for each STR permit issued and applied for, list the permit number, the street address, the maximum permitted occupancy, the number of on-site parking spaces provided, and the number of street parking spaces allowed. The contact information for the Local Contact Person may be

listed with the Owners consent.

TASK FORCE FOOTNOTE

No. 5

- c. Prior to issuance of an STR permit, the Operator shall allow an on-site inspection of the STR Unit by the City, to ensure compliance with City's ordinances and regulations.
 - i. Inspections shall also be required when an STR permit is allowed in accordance with Subsection 5.401(10)(d) to be transferred to another owner, every two years at the time of submitting an STR permit renewal application, and when additions or modifications are performed to the property which require a City building permit and enlarge or change the existing layout of the structure. All STR's shall be subject to inspection upon request by City staff. Inspections shall be scheduled with the Operator to minimize the impact on any guests, but no later than thirty-six (36) hours after being requested by City staff.
- d. STR permits which are issued based on STR permit applications submitted on or after the effective date of this Ordinance may not be transferred to new owners of an STR. STR permits issued based on STR permit applications submitted prior to the effective date of this Ordinance may be transferred to new owners, provided that, upon inspection, the property remains in compliance with all City regulations. Changes or modifications to the property that result in non-compliance with any City regulation shall cause the existing permit to be revoked and not transferred.

TASK FORCE FOOTNOTE

No. 6

- e. Where transfer of a permit is allowed in accordance with Subsection 5.401(10)(d), a new owner of an STR shall submit an STR permit transfer application to the City within ten (10) business days after the change in ownership and notify the City

in writing, of any changes in ownership, contact information, management company information, and Local Contact Person.

TASK FORCE FOOTNOTE

No. 7

- f. The Owner of an STR shall notify the City within ten (10) business days, in writing, of any changes to information submitted under this Section 5.401 as part of an STR permit application, an STR permit renewal application, or an STR permit transfer application.
- g. An application for an STR permit shall be denied if the Owner has had an STR permit suspended or revoked during the previous 365 days.

TASK FORCE FOOTNOTE

No. 8

- h. Subdivision Deed Restrictions and Covenants
 - i. This Section 5.401 is not intended to repeal, abrogate, or impair any other ordinance requirements or easements. Where this Section 5.401 and another ordinance or easement, are in conflict, whichever imposes the more stringent restrictions shall prevail.
 - i. For purposes of this subsection 5.401(10), a change in ownership of a property covered by an STR permit has occurred at any time when 20% or more of the ownership of the property has come to be held by owners different from those who initially acquired the permit, except where such change of ownership is held by descendants of the original owner. In the event a legal entity owns a property covered by an STR permit, a change in ownership of a property covered by an STR permit has occurred at any time when 20% or more of the ownership of such entity comes to be held or controlled by owners different from those of the entity when it initially acquired the permit, except where such change of ownership is held by descendants of an original owner of the entity.

TASK FORCE FOOTNOTE

11. General Operational Requirements

- a. The Operator shall post the following Guest Information in a prominent location within the Short-Term Rental Unit, using a form promulgated by the City:
 - i. The unique Short Term Rental Permit number assigned to the STR Unit;
 - ii. Operator name and phone number;
 - iii. Local Contact Person name and phone number;
 - iv. The location of all off-street and on-street parking spaces allowed for Occupant's use;
 - v. The Owner's maximum desired rental occupancy, which shall not be in excess of the maximum permitted occupancy as prescribed under Subsection 5.401(6);
 - vi. Instructions to Guests concerning disposal of garbage and handling of garbage containers;
 - vii. Notification that the Guests are responsible for compliance with all applicable laws, rules and regulations pertaining to the use and occupancy of the Short- Term Rental, and that Guests may be fined by the City for violations of this Section 5.401.
- b. The Operator shall post the following "House Rules" in a prominent location within the STR unit,:
 - i. Observe the City of Fredericksburg Quiet Hours (10pm to 7am in residential zones) when no noise can exceed 55 db and there can be no outdoor amplified sound of any kind .
 - ii. The City of Fredericksburg is a Dark Sky Community with outdoor lighting restrictions. All outdoor lighting is encouraged to be turned off when no one is present to use the light. All exterior string-lights and flood lights shall be turned off during the City of Fredericksburg Quiet Hours (10pm to 7am in residential zones).

TASK FORCE FOOTNOTE

No. 10

- iii. Observe the designated off-street and on-street parking spaces.
- iv. Place all trash in designated containers.
- c. In addition to the House Rules, the Operator shall post the following "Welcome Statement from the City of Fredericksburg" in a prominent location within the STR unit:
 - i. "Welcome Statement from the City of Fredericksburg, Texas: Willkommen and Greetings. We are happy you have considered a stay in our small town and look forward to your visit. Because this home is in, or adjacent to, a residential neighborhood, we wish to make you aware of several things so that your visit is as enjoyable and trouble free as possible.

Our town places a high value on the quality of life of its residents. And the quiet enjoyment of their homes is key to that. Toward that end, the City strictly enforces the limits on noise, exterior lighting, occupancy and parking that apply to this property, and are set forth in this advertisement or posting. We want you to enjoy your stay here while being aware of, and respectful to, the residents who make their homes in the surrounding neighborhood."

TASK FORCE FOOTNOTE

No. 11

- d. The Operator shall operate an STR in compliance with the following:
 - i. Zoning regulations prescribed for the zoning district in which such STR is located, set forth in Appendix B of the Code of Ordinances.
 - ii. City of Fredericksburg Sign Ordinance, as applicable, set forth in Chapter 29 of the Code of Ordinances and as allowed in Subsection 5.401(2)(a) above.

- iii. Maximum permitted occupancy limits prescribed in Subsection 5.401(6).
- iv. City of Fredericksburg Hotel Occupancy Tax Ordinance, set forth in Chapter 41 of this Code of Ordinances.
- v. City of Fredericksburg Noise and Sound Level Regulation Ordinance, set forth in Chapter 20 of this Code of Ordinances.
- vi. City of Fredericksburg Garbage Collection Ordinance, set forth in Chapter 32 of this Code of Ordinances and as prescribed in Subsection 5.401(8) above.
- vii. The Owner shall limit the Occupants' vehicles to the off-street parking spaces provided and the on-street parking spaces allowed as prescribed in Table 7.863.

TASK FORCE FOOTNOTE

No. 12

- viii. During any period when an STR is occupied or intended to be occupied by Guests, at least one Local Contact Person shall have their name and contact information on file with the City and be available within Gillespie County 24 hours per day for the purpose of responding to concerns or requests for assistance related to the condition, operation, or conduct of Guests of the STR.

TASK FORCE FOOTNOTE

No. 13

1. The Local Contact Person, or their designee, shall respond by phone within 20 minutes of the Local Contact Person being contacted by City staff or law enforcement regarding the condition, operation, or conduct of Guests of the STR, and shall take immediate remedial action as needed to resolve concerns.
2. The Local Contact Person, or their designee, shall respond on-site within 30 minutes of the Local

Contact Person being so requested by a City police officer or code enforcement officer to provide assistance regarding the condition, operation, or conduct of Guests of the STR, and shall take immediate remedial action as needed to resolve such concerns or requests for assistance.

3. Failure to comply with this Subsection viii shall be a violation of this Ordinance.
- e) Any advertisement that promotes the availability of an STR, listed in any medium, including but not limited to newspaper, magazine, brochure, website, or mobile application, shall include:
- i. the current STR permit number assigned by the City,
 - ii. the Owner's desired maximum rental occupancy, which shall not be in excess of the maximum permitted occupancy prescribed in Subsection 5.401(6),
 - iii. the maximum number of off-street and maximum number of on-street parking spaces allowed for the STR,
 - iv. the "House Rules" prescribed in this Subsection 11(b) above,
 - v. the "Welcome Statement from the City of Fredericksburg" prescribed in this Subsection 11(c) above, and
 - vi. any advertisement which incorporates pictures shall include a picture of the front of the STR and a picture with the street address number visible in the picture.
- f) Annually, prior to March 1st of each year, the owner of each permitted STR shall file an annual report under oath reporting for the prior year the following information for such STR: number of nights rented, total revenue collected (including all fees and charges), amount of HOT paid, and dates of each HOT payment.

TASK FORCE FOOTNOTE

No. 14

12. Compliance and Penalty Provisions

a. It shall be unlawful for any person or entity to violate any provision of this Section 5.401. Proof that a violation of this Section 5.401 occurred at an STR shall create a rebuttable presumption that the Owner of said STR committed the violation.

i. Any violation of this Section 5.401 may be:

1. adjudicated under the civil administrative hearing process for violations of ordinances as set forth in Chapter 2, Article VII (Administrative Adjudication of Violations) of this Code of Ordinances, provided said violation is described in Texas Local Government Code Section 54.032; and the fines and penalties set forth in Section XXX of Appendix X – Fines and Penalties Schedule, of this Code of Ordinances shall apply to the maximum extent permissible under Chapter 2, Article VII of this Code of ordinances; and
2. prosecuted in the Municipal Court under the penalty provisions set forth in Section 6.301 of this Zoning Ordinance and the fines and penalties set forth in Section XXX of Appendix X – Fines and Penalties Schedule, of this Code of Ordinances shall apply.

TASK FORCE FOOTNOTE

No. 15

ii. Penalties provided for in this Subsection 5.401(12) are not exclusive and are in addition to any other available criminal or civil remedies that the City may pursue under federal, state, or local law.

- iii. Any property operated as an STR, without a permit, shall be prohibited from applying for or receiving an STR permit for two (2) years from the last date of such operation or the date of a violation or conviction for such operation, whichever is later in time.

TASK FORCE FOOTNOTE

No. 16

- 13. Permit suspension or revocation; appeal
 - a. Upon conviction for one or more violations of this Section 5.401 for an STR, where the fines and penalties set forth in Section XXX of Appendix X – Fines and Penalties Schedule, of this Code of Ordinances prescribe that the STR permit shall be suspended or revoked, the City Manager or his delegate shall suspend or revoke the STR permit as prescribed for the subject STR.
 - b. The City Manager, or his delegate, shall notify an Owner of a suspension or revocation under this Subsection 5.401(13) in writing, delivered by Certified Mail, Return Receipt Requested, and mailed to the address of the Owner as set forth on the most recent STR permit application submitted to the City. A suspension or revocation under this Subsection 5.401(13) shall become effective on the 11th business day following the date said notice of a suspension or revocation was deposited in the U.S. Mail.
 - c. An Owner may appeal a notice of suspension or revocation under this Subsection by filing a written appeal with the Judge of the Municipal Court, with a copy to the City Manager, within ten business days following the date said notice was deposited in the U.S. Mail. Following a timely filing of a written appeal hereunder, the Owner is entitled to a stay of the suspension or revocation, pending exhaustion of appeals under this Subsection. The Owner may present evidence to the Judge of the Municipal Court related to the suspension or revocation under this Subsection. Following the Judge of the Municipal Court's final decision on an appeal, the Owner may appeal an adverse decision of the Judge of the Municipal Court to the

City Council, by filing a written appeal with the City Secretary within five business days following the date of receipt of the Judge of the Municipal Court's final decision on an appeal.

TASK FORCE FOOTNOTES

FOOTNOTE No. 1 - More Restrictive Lighting Requirements

This Draft: Lighting and other regulations which are more restrictive than the city codes that all residential properties must follow can legally be imposed on STRs. STRs are a recognized nuisance in many neighborhoods and noise and light disturbances of residences is a key issue. By having outdoor “party lights” turned off at 10 PM, guests will be encouraged to move indoors, where disturbance is less likely.

Oppose: STRs should be governed by the same codes as residents, and not more strictly.

Footnote No. 2 - Lesser of 200 ft OR bedroom count & 8 vs 10 max occupancy

This Draft: The current calculation of using only a bedroom count to determine max occupancy allows small houses with lots of bedrooms to have too high of a density of occupants. Example: a 1000 sq ft home w/3 BR is allowed 8 occupants. That is only 125 sq ft ea! 200 sq ft per guest is the common fire code limit for transient guest accommodations. Using a “lesser of” calculation is the best way to prevent too high of an occupant density. It is not complex and Staff can handle sq ft calculations given that few new permits can be expected. For renewals they can rely on GCAD to verify footage. A maximum of 8 occupants should be the new limit for any STR. This will decrease density and minimize disturbances for new STR permits. History shows higher density party houses yield more complaints.

Oppose: This is overly complicating and opens up loopholes – recommend 2 per bedroom plus 2, with a max of 10 occupants

Footnote No. 3 - Permits valid for one year with annual renewal.

This Draft: Having a permit that is valid for a year and renewed annually is consistent with existing practice and ensures some level of staff focus on each permit annually.

Oppose: Recommend a 2 year permit with associated 2 year fee. This would reduce workload on City staff and free up time for enforcement and other duties.

Footnote No. 4 - BECA Sticker.

This Draft: The BECA sticker regime was originally proposed by City staff. City attorney believes this sticker regime is for benefit of law enforcement, and if City sees a need for a sticker, it could develop its own sticker regime. City should make this determination if it sees a sticker as a benefit for police response or code enforcement.

Oppose: Do we need a sticker regime? Generating and administering it would be one more thing City staff would have to keep up with, allowing them less time to devote to enforcement.

Footnote No. 5 - On-line STR Database / Interactive Map.

This Draft: The purpose of the on-line database or interactive map is for the public to know which houses are STRs and what their occupancy and parking restrictions are for each unit. The City stated during the drafting of the 2022 ordinance that resident awareness of the STRs in their neighborhoods is a key to successful enforcement. The language as drafted provides the information residents need to observe whether an STR is complying with its permit without divulging any personal information, unless the STR operator chooses to do so in order to establish good relations with its neighbors. Resident's awareness of this basic information may reduce inquiry calls to City staff and nuisance complaints not grounded in facts regarding the permit.

Oppose: City should maintain a data base or interactive map showing only active STRs and their permit numbers. No other information should be displayed to the public to prevent potential harassment or targeting situations. The exposure of

private information to the general public could present a safety issue for rental owners. 65% of STR owners are women.

Footnote No. 6 - Prospectively – new permits will not be transferable.

This Draft: We believe that this provision makes it clear that all permits issued after the effective date of this proposed ordinance revision would not be transferable to new owners. By NOT allowing permits for STRs permitted in the future to be transferable, the City's hands are not tied and it can manage the density and location of future STRs as it deems advisable. This violates no property right as applicants would be on notice at the time of acquiring a permit that it is personal to them and can't be transferred to others?

Oppose: We disagree with this subsection entirely. STR owners do not support terminating property owner rights. There is no language in here that specifies just new permits. All existing permits should continue as non-conforming 2018 ordinance.

Footnote No. 7 - 10 Day Time frame for Notice of Transfer .

This Draft: The 10 day notice time frame has been in the STR ordinance for almost one year. Parties in Fredericksburg are aware of it and it is reasonable to require timely notice be given the City when a purchaser of a property acquires an existing STR business operating on that property and desires to continue operating that business without interruption. This time frame can be easily met with planning during the real estate closing. Notices to utility companies of a transfer of service are required on a much shorter time frame and have been managed for years. The City attorney merely commented that this is a short time frame and " the local title companies and real estate brokers must be fully up to speed with this requirement ". They are, and it is current practice here.

Oppose: Based by comment by city attorney should this 10 day window be expanded to properly address the attorneys concern.

Footnote No. 8 - 365 day denial for owner with suspension or revocation

This Draft: A version of this restriction is in the 2022 ordinance. Both suspensions and revocations are serious offenses and they should rarely occur. When a suspension does occur, it is a sign of a careless operator who's existing operations should be watched for a year before they are allowed to apply for a permit for a new STR business.

Oppose: Remove the word suspended. A 365 day ban should only be in effect if the permit has been revoked.

Footnote No. 9 - LLC Change of ownership language

All Task Force: We recognize that there is a need for this type of provision so that LLC's can't be bought and sold as a way of avoiding a change of ownership restriction in this and future STR ordinances. Additional City Council guidance and legal work is required to draft this provision so that it accomplishes this goal.

Footnote No. 10 - Similar to Footnote 1, more restrictive lighting and noise

This Draft: Same explanation as no. 1. Imposing tighter lighting and noise restrictions for STRs than for residents is legally permissible and advisable given past experience in FBG. And posting those restrictions specifically in the House Rules makes it more likely that they will be seen and complied with.

Oppose: Residential and STR shall conform to existing city quiet hours uniformly. Residential and STR shall conform to existing city dark skies ordinance uniformly.

Footnote No. 11 - City Welcome Statement

This Draft: The city attorney did not require that this language be removed from the Draft. As was explained, this is not a "chamber of commerce" or a "marketing" statement. While it is written in a pleasant tone, it's purpose is to put guests on notice that they will be renting in a neighborhood where they should be aware of and respectful of those neighbors. It is also cautionary in stating that the City strictly enforces its noise, lighting, occupancy, and parking

restrictions. This should be a required part of advertising & House Rules and not optional for each owner to decide.

Oppose: Per city attorney, this is language that should reside with Chamber of Commerce, STR owners have developed language to be used by property management and owners. Marketing should not be part of city ordinance and subject to compliance

Footnote No. 12 - Owner liab for parking & other permit viol's

This Draft: Operating an STR in a neighborhood is a privilege. Owners who allow their guests to violate the parking requirements applicable to their permit should be liable for a permit violation, and where guests violate City parking regulations, they should also be liable. As a part of their contract with their guests the owner certainly can, and should, tell their guest where to park. In fact they are required to do so. This may be a challenge to enforce, but it gives the City the “teeth” to do so in egregious parking situations.

Oppose: Residential and guest vehicles should comply with existing city ordinance as relates to on street parking. Parking of guest vehicles are subject to existing city ordinance.... How will this be enforced? We can't tell people that they can't park on the street.

Footnote No. 13 - Contact Person must be in Gillespie Co.

This Draft: The Local Contact Person should be “local”. Other cities’ ordinances have similar requirements. Requiring the LCP’s presence in Gillespie Co. at all times while an STR is occupied is not a hardship and is a reasonable requirement. The STR they are responsible for is located in FBG and they should be close at hand at all times it is rented. This requirement may also facilitate enforcement of the required response times.

Oppose: Strike within Gillespie County. Per conversation with city attorney, this a response time issue not a geographic location issue. Should be a minimum of one person on call by ideally recommending a back up person.

Footnote No. 14 - Annual Report

This Draft: While sworn reports are filed quarterly with HOT payments, making erroneous statements on those reports is not a violation of the ordinance. Requiring an annual report is not a substantial burden and it makes an erroneous statement a violation of the ordinance.

Oppose: This information is provided to the city upon tax payment. This should be a city rite to audit as needed.

Footnote No. 15 - Penalties for STR violations

This Draft: Stiffer penalties for STR violations than for residents is allowed and is a good idea. Neighborhoods were here first and operating an STR business in a neighborhood is a privilege. Violations of STR permit obligations is a breach of that privilege and can and should be treated differently from similar behavior by residents. STR operations allow a steady stream of transient visitors to stay neighborhoods where working people live. Stiff fines and penalties will motivate owners to take an active role in controlling the behavior of their guests and how their STR is run. If owners choose to allow anyone to sign-up online and stay in a neighborhood STR with no vetting of those guests, they should be liable for their behavior. STR owners who are repeat violators, even of minor offenses, should at some point be subject to suspension and revocation. See the the proposed Schedule of Fines and Penalties in which 3 minor STR violations are “stacked” such that they are equal to one major violation and where two major violations results in a suspension. The potential of a suspension for serial violators will help motivate good operations.

Oppose: STR Alliance has issued and authored penalties and fines for consideration by the City. All applicable penalties and fines should be uninformedly applied to all residential and STRs equally whenever possible. Minor should not equal a major... could be seen as targeting or weaponizing to remove permits. Minor violations should not be such a concern should not result in a major. We all get these violations myself included.

Footnote No. 16 - Operating w/o permit - 2yr Prohibition

This Draft: Operating without an STR permit is a grave offense and shows that the Operator has no respect for the City's STR ordinance. Given how long an ordinance has been in place requiring a permit, there is simply no excuse for not knowing about it. The penalty should fit the crime and not be merely one year. A two year ban will act as a strong deterrent for operators considering operating without a permit. There should be no subjectivity to this.

Oppose: Should be maximum of 1 year to apply for permit. This time frame could be extended by city depending on the type of infraction.