

Motion Sheet – STR Regulations

I move to amend the motion by Council Member Velasquez by amending Section 4-23-41(B) (lines 215 to 226 of the draft ordinance) as follows:

(B) At a minimum, an applicant must provide the following information:

- (1) a certification by the applicant and the applicant's agent that the housing unit is not subject to outstanding City Code or state law violations;
- (2) the applicant's name, street address, mailing address, electronic mail address, and telephone number;
- (3) the local contact's name, street address, mailing address, electronic mail address, and telephone number;
- (4) the proposed short-term rental's street address;
- (5) a self-certified safety checklist;
- (6) the name of each platform that will be used to advertise or promote the short-term rental; ~~and~~
- (7) proof that a lessee applicant is responsible for payment of utilities; and
- (78) any other information requested by the director.

Explanation

If lessees are permitted to obtain STR licenses, owners could evade certain STR regulations by entering into leases with lessees that do not actually reside at the property and having the lessees in name only obtain licenses. This scheme has been observed in practice in Austin neighborhoods. Requiring proof that a lessee is responsible for payment of utilities provides additional protection to prevent the use of straw operators by owners that are not eligible for licenses, including owners that have had their licenses revoked for operating nuisance STRs.