



City of Austin

Recommendation for Action

File #: 25-2390, **Agenda Item #:** 34.

11/20/2025

Posting Language

Authorize a contract for short-term rental enforcement for Austin Development Services with Deckard Technologies Inc. dba Deckard Technologies, for an initial term of three years with up to two 1-year extension options in an amount not to exceed \$1,715,000. Funding: \$323,000 is available in the Operating Budget of Austin Development Services. Funding for the remaining contract term is contingent upon available funding in future budgets.

Lead Department

Austin Financial Services.

Client Department(s)

Austin Development Services.

Fiscal Note

Funding in the amount of \$323,000 is available in the Fiscal Year 2025-2026 Operating Budget of Austin Development Services.

Funding for the remaining contract term is contingent upon available funding in future budgets.

Procurement Language:

Austin Financial Services issued a Request for Proposals solicitation RFP 5300 GTG3002 for these services. The solicitation was issued on May 19, 2025, and closed on June 10, 2025. Of the seven offers received, the recommended contractor submitted the best evaluated responsive offer. A complete solicitation package, including a log of offers received, is available for viewing on the City's website. This information can currently be found at https://financeonline.austintexas.gov/afo/account_services/solicitation/solicitation_details.cfm?sid=142512.

MBE/WBE:

This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For the services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established.

For More Information:

Direct questions regarding this Recommendation for Council Action to the Austin Financial Services - Central Procurement at FSDCentralProcurementRCAs@austintexas.gov or 512-974-2500. Respondents to the solicitation and their Agents should direct all questions to the Authorized Contact Person identified in the solicitation.

Additional Backup Information:

This contract will provide short-term rental (STR) monitoring. This service will allow the City to quickly identify a property's physical address in an online advertisement, granting faster legal notification to property owners

operating as a STR without the required license. In addition, the contract will provide the City with enhanced data and deeper insights into the STR market conditions and activity.

An STR is the rental of a residential dwelling for less than 30 days. The City first adopted STR regulations in 2012 and Austin Development Services is responsible for enforcing these regulations. Over the past several years, the program has been subjected to multiple lawsuits and court rulings that have impacted the enforceability of the existing regulations. In response, Council adopted recent changes to the STR regulations designed to improve compliance with licensing requirements, enhance the collection of Hotel Occupancy Tax, align regulations with recent court decisions, and encourage responsible STR ownership.

This is a new contract. Contract estimates were developed using information from other cities utilizing similar third-party services.

An evaluation team with expertise in this area evaluated the offers and scored Deckard Technologies Inc. dba Deckard Technologies as the best provider of these services based on demonstrated experience and qualifications, project concept and solution, small business preference, local business preference, and price.

A delay in contract approval would impact the City's ability to identify unlicensed short-term rentals.

Contract Details:		
Contract Term	Length of Term	Contract Authorization
Initial Term	3 years	\$985,000
Optional Extension 1	1 year	\$356,000
Optional Extension 2	1 year	\$374,000
Total	5 years	\$1,715,000

Note: Contract Authorization amounts are based on the City's estimated annual usage.