

START Movement Initial STR Regulation Proposal

The START Movement Supports Regulations

The START Movement has always recognized the City of Arlington needs regulations to effectively enable enforcement for poorly operated short term rentals in the city. We firmly believe, however, that regulations should minimize the occurrence of actual problems in a way that also minimizes unintended consequences that unduly restrict other benign or non-disruptive behavior. And our bottom line is that new regulations should not have the direct or indirect effect of driving any existing, responsibly run STR out of business.

Current START Movement Proposal

The START Movement introduced a proposal to implement immediate registration of all short term rentals, and then conduct a review of code enforcement and police reports to determine the nature and extent of actual problems associated with STRs in Arlington. The conclusions from the review would then serve as the foundation for establishing reasonable STR regulations that target actual problems.

Implementing Regulations Right Away

Understanding that members of the Arlington City Council want specific regulations right away, we propose the policies outlined on the next page, which are closely aligned with policies previously discussed by the Council, and which we do not believe would have the undesirable effect of shutting down current STRs that have been operating responsibly.

City of Arlington/START Partnership

Because no one knows yet the exact impact the regulations below will have on minimizing disruptions or avoiding adverse unintended consequences, START is willing to support the suggested regulations with the understanding these policies will be under close review during the 6 month assessment period conducted by City Staff in partnership with the START Movement, and that there would be joint monthly briefings to the City Council during the assessment period to present key findings associated with the program.

Sunset Clause

START support would also come with the understanding that IF the Council has not passed comprehensive STR regulations that supersede these initial regulations within the 12 month-period following implementation, the initial Event, Occupancy and Parking regulations will expire. This contingency ensures future consideration will be given to adopting more effective and less intrusive policies should the data during the review period reveal opportunities to improve these initial policies.

START Movement Initial Regulation Proposal

- Trash Policy
 - Potential Problems
 - Garbage strewn around neighborhoods creating potential health and safety problems
 - Unsightly refuse and receptacles negatively impacting the attractiveness and appeal of our neighborhoods
 - Policy - follow the established rules required of all homes in the neighborhood
- Noise Policy
 - Potential Problem – Disturbing the peace
 - Policy - Follow Texas Penal Code 42.01(c)(2)
- Event Restriction
 - Potential Problem – Gatherings of sizes, natures and frequencies that are inconsistent with gatherings typical of the given neighborhood, which in those respects become disruptive to that neighborhood
 - Policy – must apply and be approved for a special event permit
- Occupancy Restriction
 - Potential Problem - Occupants exceed the number of people that can safely inhabit the home
 - Policy – 1 person per 200SF of total livable square footage of the home
- Parking Restrictions
 - Potential Problems
 - Guest parking restricts or blocks throughways
 - Guest parking spills over in front of neighboring homes with a frequency that would routinely impact the availability of convenient parking for those neighbors' families and guests
 - Policies
 - Follow all current laws
 - Limited to no more vehicles than can lawfully be parked:
 - In the garage and driveway
 - On street within the extended property lines of the home