

**To the Mayor and Members of the City Council****November 1, 2016**

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**SUBJECT: NOTIFICATION FOR SHORT TERM HOME RENTALS**

The purpose of this IR is to outline a neighborhood communication plan regarding the prohibition of the short term rental of residential homes in single family districts. Current regulations prohibit the rental of residential property for less than thirty (30) days in One-Family Residential districts.

Short terms rentals providing overnight accommodations are considered a commercial enterprise and are only allowed in high density residential, multifamily residential and commercial zoning districts. These properties are typically designated as a "Bed and Breakfast Inn" and are required to obtain a Special Exception with a site plan from the Board of Adjustment, maintain an annual Operator's License, obtain a Certificate of Occupancy and provide a manager on site at all times. Additionally, these inns are required to collect the hotel occupancy tax (HOT) similar to hotels and motels.

In contrast to the "Bed and Breakfast Inn" a "Bed And Breakfast Home" is designed for and occupied as a one-family residence but also provides overnight accommodations to transient guests. The structure serves as the primary residence or homestead of its owner-operator and the owner must operate and oversee the overnight rentals on the property. A "Bed And Breakfast Home" is permitted in B Two-Family Residential Districts by Special Exception from the Board of Adjustment.

If a home rental does not qualify for a Special Exception, it is considered a commercial motel use and would be permitted only in FR General Commercial Restricted through K Heavy Industrial districts and most Mixed-Use/Form Based districts, excluding MU-1 and the NS-T4 districts. A rezoning to an appropriate district would be necessary in order to make the use legal. Staff is reviewing the current short term rental use and regulations in benchmark cities and also analyzing our current ordinances as they apply to short term rental use in residential zoning classifications to determine if any changes or amendments are warranted to the current City code or practices.

The Communications and Public Engagement Office will prepare information on short term rentals and share it through our various communications channels. This will include City News, Nextdoor, the Community Engagement Bulletin, [fortworthtexas.gov](http://fortworthtexas.gov) website and social media. The communication will contain information on the current requirements and a contact number residents can call if they believe there is a residence operating in violation of the ordinance. Violations can be reported to the Call Center at 817-392-1234. Code will be responsible for investigating and enforcing this zoning regulation when reported by citizens.

If you have any questions concerning the zoning regulations, please contact Jocelyn Murphy, Planning Manager, Planning and Development Department, at 817-392-6226. If you have questions about the communications plan, please contact Michelle Gutt, Communications & Public Engagement Director, at 817-392-6248.

**David Cooke**  
**City Manager**