



Short Term Rentals (STR)

The **T1NC** Steering Committee supports the proposed City of San Antonio ordinance for Short Term Rentals (STR). Under the current UDC, the Short-Term Rental business is an unregulated industry in the City. The proposed ordinances will be considered before the City Council - A Session on Thursday, November 1st, 2018, 9:00am – 11:00am at the Municipal Plaza Building.

The home sharing economy, such as Airbnb, HomeAway, Flip Key, and VRBO, allowing homeowners to list bedrooms, accessory dwellings or entire houses for Short Term Rental (STR) has changed the landscape of residential neighborhoods in San Antonio as well as across the nation.

Please review the following document summarizing the modifications to the proposed ordinance as well as the link below for the final draft of the ordinance. We believe the STR ordinance to be the first step toward a sensitive and balanced approach in protecting both San Antonio legacy neighborhoods and responsible business owners.

The Tier 1 Steering Committee requests the support of all **T1NC** members and individuals who believe protecting our neighbors and neighborhoods is paramount in preserving and sustaining the cultural history of San Antonio. Those who can, please speak before City Council on November 1st at 9 o'clock, at Municipal Plaza on 114 West Commerce. Another way to make your views know is to contact your [City Council Member](#) before November 1st and request their support for the proposed STR ordinance.

<https://docsonline.sanantonio.gov/DSDUploads/ShortTermRentalFinalDraft.pdf>

We thank you for your support.

[Tier 1 NC Steering Committee](#)

<https://www.t1nc.org>



Proposed Short Term Rental Ordinance Modifications

Draft Presented at B-Session	Revised Draft Based on B-Session Comments
Density/Special Exceptions	
<p>Required all Type 2 STRs in Residential Districts to apply for a Special Exception from the Board of Adjustment</p>	<p>Allows Type 2 STRs by right in all districts but sets density limitations. Once density limitations are met, any additional Type 2 STRs would require a special exception.</p> <ol style="list-style-type: none"> 1. In Residential Districts, no more than 12.5% of the blockface 2. In Multi-family buildings with 1 to 7 units, 1 Type 2 STR 3. In Multi-family buildings with 8 or more units, 12.5% of the units
Bed and Breakfasts	
<p>Included established bed and breakfasts in the density calculations. (Added a result of BOA, PC, ZC Recommendations)</p>	<p>No change.</p>
City Housing Incentives	
<p>No mention of City Housing Incentives.</p>	<ol style="list-style-type: none"> 1. Adds a definition of "City Housing Incentive." 2. Adds language stating that any property that received a City Housing Incentive is ineligible to receive a permit for an STR.
Event and Other Uses	
<p>Not specified.</p>	<p>Added language that states that STR operators cannot provide food and beverage service, or event spaces (such as for weddings, parties, or meetings).</p>
Fees	
<p>Initial Registration Fee: \$200.00 Renewal Fee (every three years): \$100.00</p>	<p>Initial Registration Fee: \$100.00 Renewal Fee (every three years): \$100.00</p>
Streamlining of Process	
<p>Required an initial inspection by a City inspector of all safety and other requirements in the ordinance.</p>	<p>Allows a self-certification from the STR applicant of all safety and other requirements in the ordinance and specifies that City inspections would be conducted upon suspicion or complaint, in compliance with established code enforcement procedures.</p>

Original Draft	Revised Draft
Clarifications	
No specific language.	Added language that clarifies that all individual units require a separate STR permit. Also added language that states that, on residential properties, accessory dwelling units (such as granny flats or half of a duplex) under common ownership shall be considered Type 1 STRs and in multi-family buildings, one additional unit in multi-family building under common ownership as a Type 1 STR can also be considered a Type 1 STR.
Required permit application be made “in writing”	Added language to specifically state that an application can be made electronically or in writing to facilitate the electronic permit process.
Used the term “but” when stating that a 1 square foot identifying nameplate was allowed for a Type 2 STR.	Added clarifying language that specifically states that a Type 2 STR can have a 1 square foot identifying nameplate.
Additional Criteria for Board of Adjustment	
Added an additional criterion for the Board of Adjustment to consider the character of a neighborhood in granting a special exception for a Type 2 STR which exceeds density allowances. (Added a result of BOA, PC, ZC Recommendations)	No change.