

Memorandum



CITY OF DALLAS

DATE February 21, 2020

TO Honorable Members of the Quality of Life, Arts and Culture Committee

SUBJECT **Short Term Rental Regulations Task Force**

As you know, the Quality of Life, Arts and Culture Committee voted on February 18, 2020, to support the creation of a task force on short term rental (STR) regulations.

Additionally, the Committee requested an update at the next meeting on March 24, 2020, and quarterly updates thereafter. In order to provide the requested information in March, Chairwoman Arnold requested that Councilmembers send their questions and suggestions for the STR task force to Kris Sweckard by Friday, February 28, 2020.

Below is information discussed and requested at the Committee meeting for hotel tax revenues collected to date, the platforms being searched for STRs, and information about an STR task force in San Antonio.

The City has collected \$245,368.90 in Hotel Occupancy Taxes from STRs through January 31, 2020, through its vendor, MUNIRevs. We are working with MUNIRevs to ensure a comprehensive approach to STR identification, with the goal of searching and scraping all online platforms to discover STR activity, and to collect data that may prove useful if we need to take enforcement action. We are constantly looking for platforms, and MUNIRevs currently searches 28 that are available. The list changes as we discover new platforms, or as existing platforms close or merge. Of those platforms, 10 of the most common are:

Airbnb	Booking.com
Craigslist	Expedia
Flipkey	Homeaway.com
Orbitz	Tripadvisor
VacationRentals	VRBO

San Antonio's STR task force was formed in April 2017 and was primarily concerned with the impact of STRs on neighborhoods, as well as the STR hosts. The 24-member body included city staff, rental hosts, neighborhood association representatives, City Council District office representatives, and representatives from the real estate and tourism industry. All interested parties (citizens, hosts, property and hotel owners) were welcome to attend. The task force met monthly for one year prior to the adoption of the San Antonio STR ordinance in November 2018.

Lastly, the Committee also requested information on how registration fees could be used to fund enforcement of STR properties and the status of staff discussions to resolve issues with back-taxes. This information will be provided in the March update.

If you have questions, please contact me or Kris Sweckard, Director of Sustainable Development and Construction.

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Joey Zapata
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (Interim)
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
Michael Mendoza, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Aleqresh, Chief Innovation Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors