



Update: Proposed Short-Term Rental Regulations

March 14, 2025



Proposed Short-Term Rental (STR) Regulations

What is a Short-Term Rental?

A short-term rental (STR) is a dwelling unit or any portion of a dwelling unit that is rented out or offered to be rented out for a period of less than 30 consecutive days.

Exceptions:

- (1) boarding home
- (2) hotel or bed and breakfast
- (3) lodging facility
- (4) alternate housing facility
- (5) buildings providing sleeping facilities primarily for the purpose of rendering services regulated by a department or agency of the federal government or of the State of Texas
- (6) leaseback arrangement under which the seller of a home leases the home back from the purchaser



Proposed STR Regulations

Who must register?

Any person operating a short-term rental within the city limits.



Registration Requirements and Fees:

- It shall be unlawful for any person to operate, rent, lease, or advertise a short-term rental within the city limits without a valid certificate of registration.
- Initial registration fee (\$275) / Annual renewal (\$275)
- Fee basis: Cost of service study (2024)

Proposed STR Regulations

What are the application requirements and information to be provided to the City?

1. Property address
2. Name of owner(s)
3. Proof of ownership
4. 24-hour emergency contact name(s) and number(s)
5. List of online platforms that have facilitated booking for the property
6. Declaration that the STR use is not in violation of deed restrictions, HOA rules, covenants, rental agreement terms, or minimum occupancy duration requirements
7. Proof of registration for/payment of hotel occupancy tax
8. Any other information reasonably requested by the City of Houston



Proposed STR Regulations

Can the City deny an STR registration? YES

Reasons for denial:

- Application contains false, misleading, incorrect, or incomplete information
- Proof of registration or remittance of hotel occupancy tax not provided
- Applicant has had a certificate of registration revoked in the last year



Proposed STR Regulations

What rules must an STR owner follow?

- Comply with COH Ordinance noise and sound levels
- Comply with building and neighborhood protection requirements
- Comply with solid waste and litter control requirements
- Comply with all provisions of the Construction and Fire Codes
- Cannot allow rental for less than one (1) night
- Must pay the hotel occupancy tax
- Must never list the property as an event venue
- Public listing must include:
 - Certificate of registration number
- Emergency contact must respond within an hour



Proposed STR Regulations

STR owners must physically display the following information in a conspicuous* location on-site:

- Approved certificate of registration
- The name and telephone number of the 24-hour emergency contact person

*** A conspicuous location could be the back of the entry door as we often see in hotel rooms. It could also mean having the information prominently displayed in a frame in a central location in the dwelling. The point is that it be openly displayed and easy for a guest to see, not in a drawer.**



Proposed STR Regulations

Can an STR Registration be Revoked? Yes!

Reasons for Revocation of a Registration:

- Registration was issued in error
- False, incomplete, or misleading application information
- Failure to supplement any change in information
- Failure to timely report and pay or ensure payment of hotel occupancy taxes
- Two or more citations for violations of Chapter 30 (Noise Ordinance) issued over two separate occasions at the property registered as an STR within a 12-month period **resulting in two or more convictions.**
- One or more convictions of the owner, operator, or any occupant of the property registered as a short-term rental for any of the following offenses:
 - Kidnapping, unlawful restraint, smuggling of persons, reckless discharge of gun, trafficking of persons, prostitution, compelling prostitution, aggravated assault, sexual assault, aggravated sexual assault, sexual abuse of young child or disabled individual, sexual conduct or performance by a child, employment harmful to a child, or disorderly conduct.



Proposed STR Regulations

Penalties for Non-Compliance:

- Violations of the STR Ordinance provisions are punishable by a fine of not less than \$100.00 and not more than \$500.00 for each violation.
- **Each day any violation continues will be punishable as a separate violation.**



Proposed STR Regulations

Notice to platforms to delist an STR:

- The City shall notify and request that a platform remove an STR listing if:
 - listing lacks a certificate of registration number
 - registration number is invalid or expired
 - certificate of registration has been revoked
- The platform shall remove the STR listing within ten (10) business days following receipt of the City's notification requesting that a platform remove the listing.
- Registrant may appeal a decision to revoke a certificate of registration application.

