

What is an STR and Why Should I Care

Short Term Rental (STR) properties are rental properties that are available for rent for periods of thirty days or less. Investors have discovered this can be a lucrative investment and STRs are seeing tremendous growth in all areas of Dallas. Unfortunately, the City of Dallas has no code in place to zone or regulate STRs.

The North Dallas Neighborhood Alliance (NDNA) has received numerous complaints from residents in North Dallas as well as residents throughout the city. Listed below are some of the common concerns:

- * Dallas has become an expansion market for reservations groups that specialize in booking short stays for investors.
- * Investors often have multiple properties in various cities, states, or countries; consequently, they have no affiliation with the neighborhoods where their Dallas properties are located. Hence, there is little concern with preserving the integrity of the neighborhood which long-term residents expect when they buy a home in a single-family neighborhood.
- * Parties booked at STRs have often proven to be boisterous events that have erupted in noisy, disruptive, often violent behavior, and sometimes even shootings throughout the city.
- * Code compliance and the Dallas Police Department have insufficient manpower to respond when activities at STRs get out of control and long-term residents request assistance. Based on research done by interested residents examining case reports, over \$500,000 in manpower costs have already been amassed since tracking began.
- * No mechanism is currently in place to vet people who rent STRs in your neighborhood; so, there is no mechanism available to protect you and your children from unsavory individuals.
- * STR supporters claim that the Hotel Occupancy Taxes (HOT) collected from registered operators pay for tourism and arts (only a tiny portion goes to arts) in Dallas. However, STR registration is not enforced; Less than 20% of the known STR properties are registered with the city and pay those taxes.

If you want to keep your neighborhood the quiet, residential, safe area you expected when you bought your home, we urge you to become involved. Let your elected representatives hear from you. STRs are mini hotels, a commercial activity. Insist City Leaders apply existing land use zoning and limit STRs to commercially zoned areas to preserve your rights to a quiet, peaceful, safe, family-oriented environment.