

The Dallas Solution

After almost three years of studies and task force reviews of Short Term Rentals (rental properties that are available for periods of 1 to 30 days), Dallas responded to neighbor requests for an action plan. Earlier this summer, City Manager T.C. Broadnax and the City Council directed the Zoning Ordinance Advisory Committee (ZOAC) to draft an ordinance defining what a Short Term Rental is. Because this is a relatively new use, existing code had no classification for STRs.

Area residents and neighborhoods asked for a Simple Solution (KISS) that would bring Dallas code into compliance with the State of Texas definition that STRs are “lodging” units and as such are subject to Hotel Occupancy Taxes (HOT). Dallas uses those taxes to fund tourism and maintain public venues used by Dallas residents and visitors (the Convention Center, Fair Park, Arts, etc.). Reservations companies such as Airbnb, VRBO, and others have resisted that classification because it would mean the City could impose restrictions on where STRs would be allowed to operate. At present, the Zoning Ordinance Advisory Committee has drafted changes to Dallas’ ordinance, and has forwarded that document to the City Planning and Zoning Commission (CPC) for review/action. CPC can accept the draft, modify it, or return it to ZOAC for additional revision. When the City Planning Commission approves the document, it will go on to the City Council for further action.

The number of investors who view STRs as good investments on which to optimize their Return on Investments (ROI) has exploded in Dallas. Dallas now has over 7,000 STRs and the number continues to grow. Many of these investors are not area residents and have no interest in the City of Dallas or in preserving the character of its residential neighborhoods. Instances of STRs being used as Party Houses or worse have caused residents who want safe, child-friendly neighborhoods that are peaceful to plead with the City to protect their neighborhoods.

Below are links that demonstrate why residents are so concerned. If you agree that you want to have your neighborhood remain safe and free from the incursion of transient visitors whom no one has vetted, please look at the call to action on this website www.ndna.us It provides an email template you can use to contact the City Planning Commission to express your support of the KISS solution.

<https://www.fox4news.com/news/fight-at-party-held-at-dallas-house-rented-through-airbnb-leads-to-shooting>

https://www.wfaa.com/article/news/crime/police-respond-to-shooting-at-airbnb-party-in-dallas/287-2edfe80a-349f-4a5c-b1af-85314f3eb0ed?fbclid=IwAR13keDbNec0BSVpQ-B2T_5ZMBZuejD4EDHtGL2cidPNOxgJyDKsIKgrkXI

<https://www.cbsnews.com/dfw/news/wild-shootout-dallas-residents-upset-shooting-short-term-rental/>

https://www.fox4news.com/news/2-men-shot-at-dallas-airbnb-house-party?utm_campaign=trueanthem&utm_