

Short-Term Rentals

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1

Overview

- Short-term rental litigation in Texas
- Legislative efforts
- What's Up in Dallas?

4/13/2021

2

2

Texas litigation

- Village of Tiki Island v. Ronquillo – property owner had an investment backed expectation that she could operate a short-term rental
- Tarr v. Timberwood Park Owners Association – so long as the renters use the home for a “residential purpose,” no matter for how long, it is not a commercial use

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3

3

On-going litigation

- City of Austin, Texas and Steve Adler, Mayor of the City of Austin v. Ahmad Zaatari
- Rawnda Draper v. City of Arlington, Texas, and W. Jeff Williamson, Mayor of the City of Arlington

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4

4

State Legislative Efforts

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5

5

What's Up in Dallas?

- First came on radar in Dallas around 2011 in anticipation of the Super Bowl
- Exponential national growth in STRs in 2014
- In 2016/2017 the City updated Chapter 27, its rental registration program, but exempted short-term rentals that are current on HOT payments

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6

6

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