

# Recent Changes in Short-Term Rental Law

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The University of Texas School Law

## LAND USE CONFERENCE

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## Short Term Rentals- Addressing the Commercial Intruder

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- **Short term rentals- What are they and what's the big deal?**
- **Neighborhood vs. Commercial Use**
- **Regulatory Options**
- **Sample Survey of Texas Cities**
- **Legal Challenges- Grapevine (Muns), Austin (Zaatari)**
- **Legislation**

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# Short-Term Rentals

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# Short-Term Rentals in the News

- The Associated Press, April 17, 2022. “2 minors dead, 8 wounded in shooting at party with 200 people in short-term rental in Pittsburgh.” “ ‘It was so obvious that there was going to be a problem – there was a line of 14 year old kids trying to get into this place.’ The house has been rented for bachelorette parties or other events before. In the morning, a neighbor found his wife’s white are smeared with blood, possible from someone fleeing the shooting and trying to hide behind the vehicle.” - <https://www.houstonchronicle.com/us-world/amp/Police-2-dead-11-injured-in-East-Allegheny-17086616.php>
- Fox 4 Kansas City, April 4, 2022. “Court records detail deadly shooting at Overland Park short- term rental.” “As officers questioned witnesses they determined a large group of people were at the house for a birthday party and not everyone knew each other.” - <https://fox4kc.com/news/court-records-detail-deadly-shooting-at-overland-park-short-term-rental/amp/>

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## What does Short Term Rental mean?

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- **Short term rental (STR)** – the rental of any residence or residential structure or any portion of a residence or residential structure for a period of less than 30 days
- **Rental** – the renting, bartering, trading, letting or otherwise allowing the use of a residence or residential structure or room or rooms within a residence or residential structure. This shall not restrict, limit or interfere with any homeowner from participating in a leaseback upon the sale of a residence or residential structure
- **Leaseback** – is an arrangement where the seller of a home leases the home back from the purchaser. In a leaseback arrangement, the specifics of the arrangements are typically made prior or immediately after the sale of the home
- **Short term rental marketplace** – a platform through which the owner of or authorized agent of the owner of a residential property, including a single-family dwelling or a residential unit, offers a short term rental for rent

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26<sup>th</sup> Annual Land Use Conference session

"Short-Term Rental Litigation and Regulation Update"