



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 2

Agenda Date: October 26, 2023

In Control: Planning and Community Development Committee

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing on the San Antonio Short-Term Rental Ordinance.

SUMMARY:

Briefing on the Short-Term Rental ordinance administered by the Development Services Department.

BACKGROUND INFORMATION:

The City of San Antonio adopted the first Short-Term Rental (STR) ordinance in November of 2018 and took effect on February 1, 2019. Since the adoption of the ordinance, Development Services Department (DSD) has registered thousands of STRs and, in partnership with the Finance Department, collected over \$11 million in Hotel Occupancy Tax revenue.

Development Services Department has issued 5,974 total permits since the creation of the ordinance. Of those permits, 3,240 remain active today.

Enforcement strategies have been expanded with third-party services, most recently with Avenu Analytics. During Fiscal Year 2023, DSD revoked 932 STR permits. The majority of revocations were due to Hotel Occupancy Tax delinquency.

This briefing is intended to provide an update on the state of the STR ordinance in San Antonio, review team performance, and share relevant updates to the STR ordinance

The Short-Term Rental Ordinance can be found in Chapter 16 of the San Antonio City Code, Licenses and Business Regulations and Chapter 35, Unified Development Code.

ISSUE:

Our adopted ordinance strikes a reasonable balance between protecting the rights of property owners to operate Short-Term Rentals, and the need to protect affordable housing stock in San Antonio. This item is for briefing purposes only; DSD is not proposing changes to the STR ordinance.

FISCAL IMPACT:

This item is for briefing purposes only.

ALTERNATIVES:

This item is for briefing purposes only.

RECOMMENDATION:

This item is for briefing purposes only.