



5,428 known Airbnbs in Dallas

Factoring in other platforms, the total number of STRs in Dallas likely exceeds 6,000 today.

53%

per year growth. That's a 568% increase in Dallas STRs since 2016.

90%

of available for-rent housing units in some Dallas zip codes are whole-home STRs.

85%

of Dallas STRs are whole-home listings and represent 96% of platform revenue.

Less than 15% of hosts are "mom-and-pop" operations renting out private or shared rooms. Reliance on whole-home revenue explains the continued lobbying and strong opposition to zoning and regulations.

68%

of Dallas "hosts" have more than one whole-home listing, and almost half (48%) are "hosts" with a portfolio of 5 or more properties.

53%

of whole-home STRs are hosted by "hosts" who do not call Dallas, or Texas, home.

HOMES
not
HOTELS

neighborhoods
are for
neighbors
↑
NOT
SHORT TERM RENTALS

HOMES
not
HOTELS

Support Keep It Simple Solution – KISS – City Council Consensus

- Conform the development code with tax laws that define STRs as hotels.
- Uphold current code which prohibits “hotels” and lodging uses in residential zoning.
- Stop STRs from worsening our housing crisis. Allowing hotels to replace homes in neighborhoods undermines goals of Dallas’ Comprehensive Housing Policy to preserve housing stock and promote homeownership.
- Define STRs as a “lodging use.” A short-term rental is a commercial for-profit land use. Under Airbnb’s Terms of Service, guests stay overnight under a limited license vs lease agreements with landlords. STR operators have innkeepers’ rights like hotels.
- Eliminate conflicts created by incompatible land uses, especially near or adjacent to single-family homes and schools.
- Preserve quality of life and stability of neighborhoods through proactive zoning that spells out where STRs can legally operate. This bright-line clarity benefits ALL stakeholders, including STR operators and residents, and taxpayers who pay for fire, code and police responses to nuisance and public safety complaints about STRs.
- Act in the best interests of Dallas homeowners / residents – not absentee investors.