

## **RULES OF CONDUCT FOR OPERATING SHORT-TERM RENTALS**

(All references are to the Short-Term Rental Chapter of the Arlington City Code)

### **Section 3.03 Short-term rental permit required**

An owner must have a valid short-term rental permit prior to using, allowing the use of, or advertising the use of the premises as a short-term rental.

### **Section 3.12 Restrictions on number of occupants**

An owner may not rent, allow, provide or advertise for more than two (2) persons per bedroom, plus two (2) additional persons, when using the premises. No more than twelve (12) persons (including children) may occupy an STR, regardless of the number of bedrooms on the premises. A visual inspection of more than twelve (12) persons by a city employee at the premises is prima facie evidence of and shall be probable cause to issue a citation for a violation of this section.

### **Section 3.13 Parking restrictions**

All parking must be contained on the premises and on an approved surface (i.e., no parking on the grass). An occupant may not park a motor vehicle on a residential street. Neither the owner nor any person may permit, allow or advise occupants to park more vehicles on the premises than the available off-street parking spaces. It shall be unlawful for an occupant of a short-term rental, or an owner thereof to allow an occupant, to park or occupy a motor home, recreational vehicle, boat, commercial vehicle, or otherwise prohibited motor vehicle on the premises or on a residential street near a short-term rental.

### **Section 3.16 Sound equipment restrictions**

The use of amplified sound equipment that produces sound audible beyond the property line of the premises between the hours of 10:00 p.m. and 9:00 a.m. is prohibited.

### **Section 3.17 On-premise curfew requirements**

Neither the owner nor any person shall allow the congregation of occupants outside at the premises between the hours of 10:00 p.m. and 9:00 a.m.

### **Section 3.18 Trash pickup requirements**

Neither an owner nor occupant shall place, or allow to be placed, trash on the premises before 7:00 PM the evening prior to scheduled pickup or on a day not scheduled for pickup by the City or its authorized solid waste contractor.

### **Section 3.19 Advertising, promoting or allowing of special events prohibited**

Neither an owner nor occupant shall allow, suffer or permit a special event as described herein to be held on the premises. **IMPORTANT:** Neither an owner nor occupant shall advertise or promote a special event, or allow the advertising and promotion of a special event (e.g. banquet, wedding, reception, reunion, bachelor or bachelorette party, concert, or any similar activity that would assemble large numbers of invitees) to be held on the premises (i.e. utilize the premises as a “banquet hall” as defined in the Unified Development Code.)

### **Section 5.02 Penalties (see reverse)**

## ENFORCEMENT

### Section 5.02 Penalties

A. A person who violates any provision of this [Short-Term Rental] Chapter by performing an act prohibited or by failing to perform an act required is guilty of a misdemeanor. Each day on which a violation exists or continues to exist shall be a separate offense.

B. If the definition of an offense under this Chapter does not prescribe a culpable mental state, then a culpable mental state is not required. Such offense shall be punishable by a fine not to exceed Five Hundred Dollars and No Cents (\$500.00). Although not required, if a culpable mental state is in fact alleged in the charge of the offense and the offense governs fire safety, zoning, or public health and sanitation, including dumping of refuse, such offense shall be punishable by a fine not to exceed Two Thousand Dollars and No Cents (\$2,000.00).

C. If the definition of an offense under this Chapter prescribes a culpable mental state and the offense governs fire safety, zoning, or public health and sanitation, including dumping of refuse, then a culpable mental state is required and the offense shall be punishable by a fine not to exceed Two Thousand Dollars and No Cents (\$2,000.00).

The full text of Ordinance No. 19-022 and information on permitting for short-term rentals may be found on the web site for the Planning and Development Services Department at [https://www.arlingontx.gov/city\\_hall/departments/planning\\_development\\_services](https://www.arlingontx.gov/city_hall/departments/planning_development_services).