



Legislation Text

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**File #:** ID#20-830, **Version:** 1

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**AGENDA CAPTION:**

Receive a Staff update and hold a discussion regarding the Long-Term Rental Registration Ordinance and provide direction to staff.

**Meeting date:** December 2, 2020

**Department:** Neighborhood Enhancement, Greg Carr, Director

**Amount & Source of Funding**

**Funds Required:** N/A

**Account Number:** N/A

**Funds Available:** N/A

**Account Name:** N/A

**Fiscal Note:**

**Prior Council Action:** N/A

**City Council Strategic Initiative:** [Please select from the dropdown menu below]

Sustainability

Choose an item.

Choose an item.

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Core Services
- Not Applicable

**Master Plan:** *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

**Background Information:**

A presentation was provided to the Long-Term Rental Registration Subcommittee on November 10, 2020. The current ordinance has a voluntary registration component at this time which becomes mandatory on January 1, 2021. Voluntary participation has been very low. Marketing and education will be rolled out prior to the January 1, 2021 deadline to notify rental property owners of the requirement.

The current ordinance does not provide means of identifying substandard conditions and places the responsibility on the tenant to report issues. This puts the vulnerable tenant (elderly, low income, non-English speaking, and immigrant) in a tough position of reporting substandard conditions and possibly facing the consequences of eviction or rent increases.

This presentation will provide information on the current ordinance, possible alternative options to improve, and seek the guidance of Council.

**Council Committee, Board/Commission Action:**

N/A

**Alternatives:**

N/A

**Recommendation:**

- Keep the current long-term rental registration ordinance for purposes of notification and data collection.
- Move forward with drafting a proactive rental inspection program (12 to 18 month process)
  - Obtain stakeholder input,
  - Develop the most cost efficient and less intrusive program.
  - Draft best solution for San Marcos
- Council direction needed