



LITTLE ELM

# Town of Little Elm

SHORT TERM RENTALS

*integrity*

*customer service*

*efficiency*

*innovation*

- Background

- Ordinance Established **May 5, 2020**.
- Implemented Granicus software to track how many STR's we have and track violations (**June 2022, December 2022**)
- Amended **August 2, 2022** to addressed fees and violation criteria.
- Approximately 50 STR's are registered.

# Background

Currently Advertised and Active Last 12 Months

114

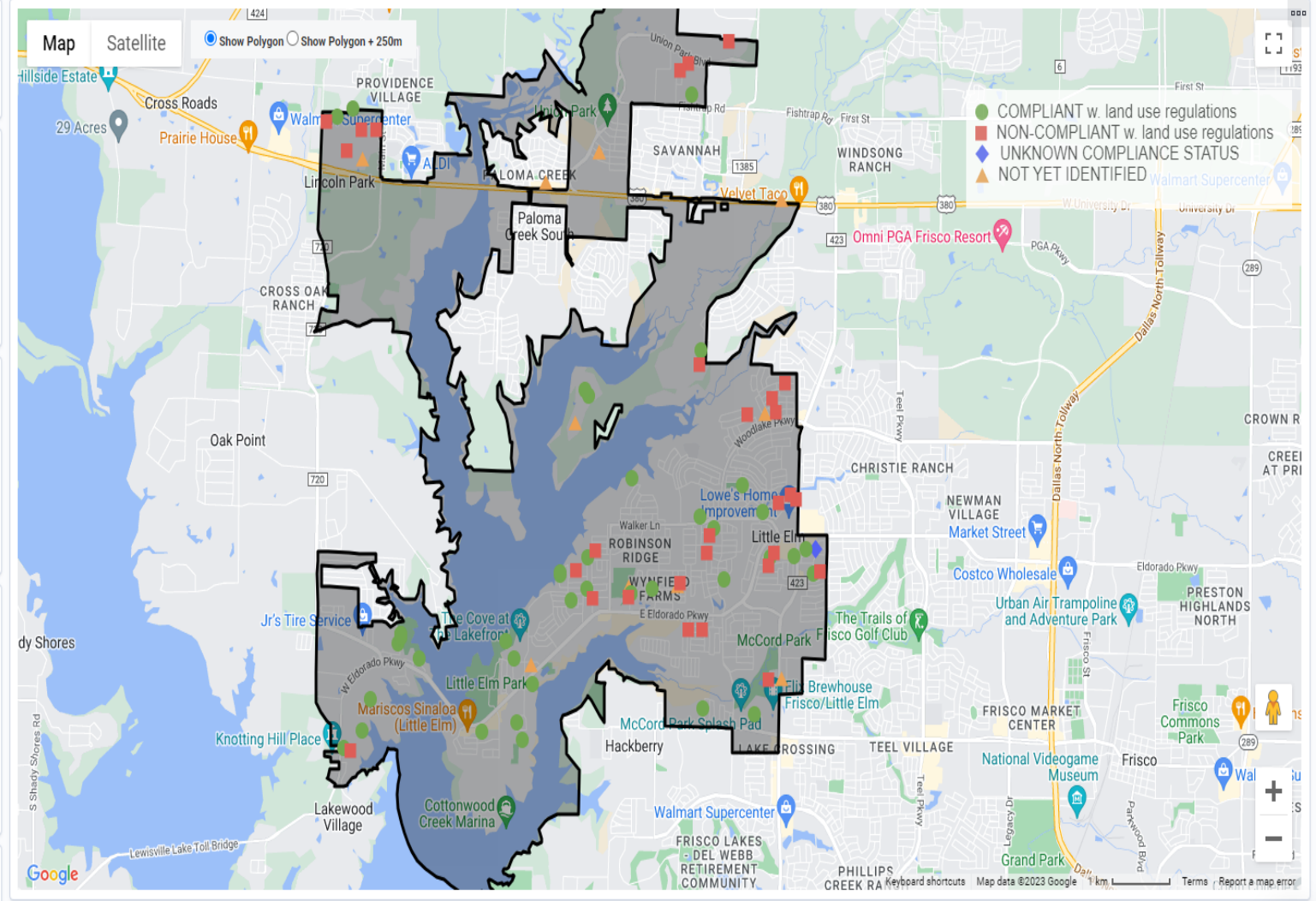
Total Short Term Rental Units

6

New Short Term Rental Units in Last 30 Days

191

All Listings (Short & Long Term)



# Granicus Software



LITTLE ELM

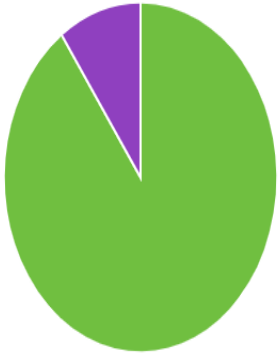
# Definition and Purpose

- Renting out of a furnished home for a stay of less than a month
  - Typically, stays range between one night and one week
- Grown in prominence with online marketplaces such as Airbnb, HomeAway, and VRBO
- Enables residents to open their home or even a single room for short term guests
- Provide a procedure to allow the rental of private residences to visitors on a short term basis, while ensuring that such rental use does not create adverse impacts to residential neighborhoods

# Granicus Software

Compliance Status ①

- Compliant STR
- Compliant LTR
- Non-compliant ...
- Non-compliant ...
- Not yet determi...
- Not yet determi...



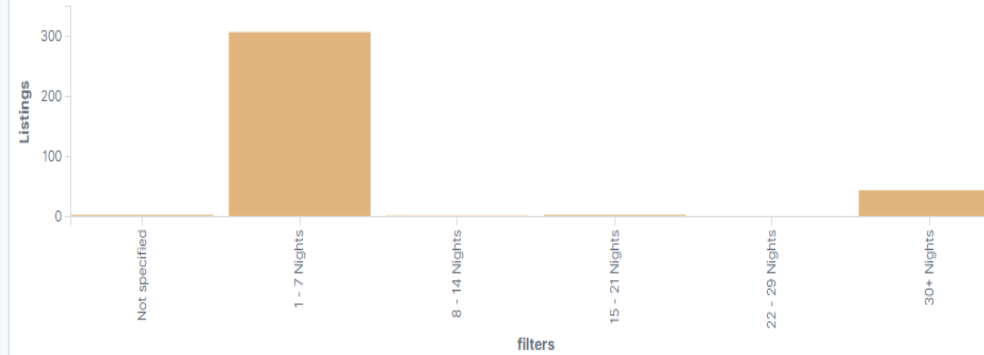
Bathrooms ①

- 0 bathrooms
- 1 bathrooms
- 2 bathrooms
- 3 bathrooms
- 4+ bathrooms
- Unknown

No results displayed because all values equal 0.

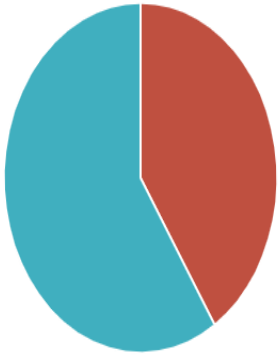
Minimum Nights Stay ①

- Listings



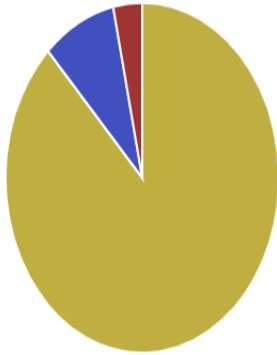
Room Type ①

- Partial Home
- Entire Home
- Unknown



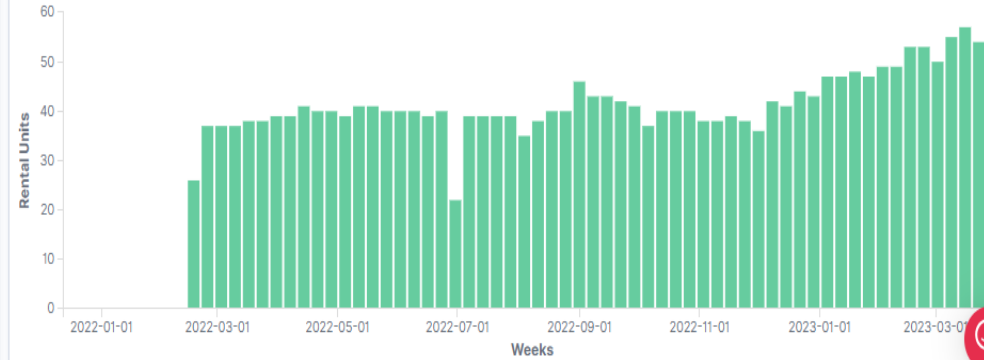
Property type ①

- Single Family
- Multi Family
- Unknown



Identified STR Rental Units Over Time ①

- Rental Units





# Overview

- Registration (renewed annually)
  - \$200 fee (Changed on August 2, 2022 from \$50)
  - Rental inspection
  - Town Collects Hotel Occupancy Tax
- Not allowed to operate for the sole or primary purpose of hosting a party or special event
- Limits
  - Maximum of ten (10) occupants, adults and children
  - Maximum of five (5) additional vehicles, not including any vehicles owned by the owner
- Violation of ordinance results in a fine not to exceed the sum of \$500

# Overview

- Suspension/Revocation (Added Aug. 2, 2022)
  - Registration may be suspended and/or revoked if activities violate this ordinance or any Town ordinance
  - Progressive Discipline:
    - 1<sup>st</sup> violation – written warning and description of discipline for future violations
    - 2<sup>nd</sup> violation – registration suspended for 6 months and must re-apply
    - 3<sup>rd</sup> violation – registration suspended for 1 year and must re-apply
    - 4<sup>th</sup> violation – registration revoked permanently

[Rental Property Registration](#)[Short Term Rental Registration](#)[Home](#) › [Departments](#) › [Building Permits & Safety](#) › [Rental Registration](#) › [Short Term Rental Registration](#)

## Short Term Rental Registration

Beginning May 5, 2020, all short-term rental operators must register with the Town of Little Elm.

### What is a Short-Term Rental (STR)?

Any residential property or portion of a property rented out on a short-term basis – for a period of fewer than 30 days – is considered a short-term rental. Short-term rentals include homes listed on Airbnb, VRBO Vacation Rentals, HomeAway, and similar websites.

### Regulations

At its May 5, 2020, meeting, the Little Elm Town Council amended the Town of Little Elm's Code of Ordinances to establish regulations for short-term rentals. The ordinance requires property owners offering short-term rentals to register with the Town and follow specific standards. You can view the short-term rental ordinance [here](#).

Registration costs \$200.00 (late registration fee is \$400). It will be valid for one year and require the host to meet specific minimum standards and restrictions outlined in the ordinance.

Along with registering for the STR, the ordinance also states that short-term rentals must pay monthly hotel occupancy tax. You can find additional information and instructions on paying hotel occupancy tax [here](#).

This ordinance does not prohibit short-term rentals but allows the Town to monitor short-term rental properties and set specific standards to protect the integrity of Little Elm's neighborhoods and the community's safety.

### Reporting a Short-Term Rental Complaint

If you have any questions or would like to report any issues or violations during regular business hours, please email [Community Integrity](mailto:Community.Integrity@littleelm.org), or you may go to the Citizen Request Portal and create a request for a service ticket. If you need immediate assistance concerning a short-term rental property after hours, please get in touch with the Town of Little Elm non-emergency number at 214-975-0460.

### Application

Complete your [Short-Term Rental and Tax Payment Form](#). For more information, contact Development Services Permits Division [permits@littleelm.org](mailto:permits@littleelm.org) or 214-975-0456.

### Supporting Documents

[Short-Term Rental Ordinance 1673](#)[Short-Term Rental Application](#)[Short-Term Rental Brochure](#)[Short-Term Rental Hotel Tax Link](#)[Hotel Occupancy Tax Form](#)

Do you have a concern about short-term rental? Please send us a message through our [Short-Term Rental Portal](#).

Hi 🌻, how can I help?







Little Elm TX

## Tips

Let's resolve your short-term rental related issue. What best describes the issue you are reporting?

Unauthorized short-term rental

Violations of occupancy limits

Loud party

General noise issues

Disturbances or trespassing issues

Parking related issues

Trash related problems

Advertising violation

Fraudulent owner occupation

Other types of nuisances

# Website



# Recent Activity

City	Latest Activity
Plano	Temporary Ban Till June 2024. Currently no regs in place.
Dallas	Currently banned but are working through in injunction as of Dec. 6.
Grapevine	Currently being sued for its ban (Texas Supreme Court).
Arlington	Was sued on its banned in there entertainment district.
Fort Worth	Was sued for their ordinance adopted requirements in Feb.
Austin	Banned but Court said they could regulate on the negative effects.

# Questions