

Short-Term Rental Survey

SURVEY RESPONSE REPORT

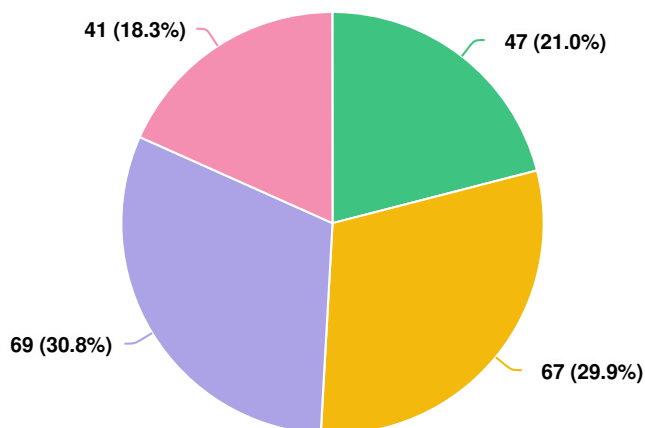
18 August 2023 - 11 September 2023

PROJECT NAME:
Short-Term Rental



SURVEY QUESTIONS

Q1 | When traveling, how often do you use short-term rentals?

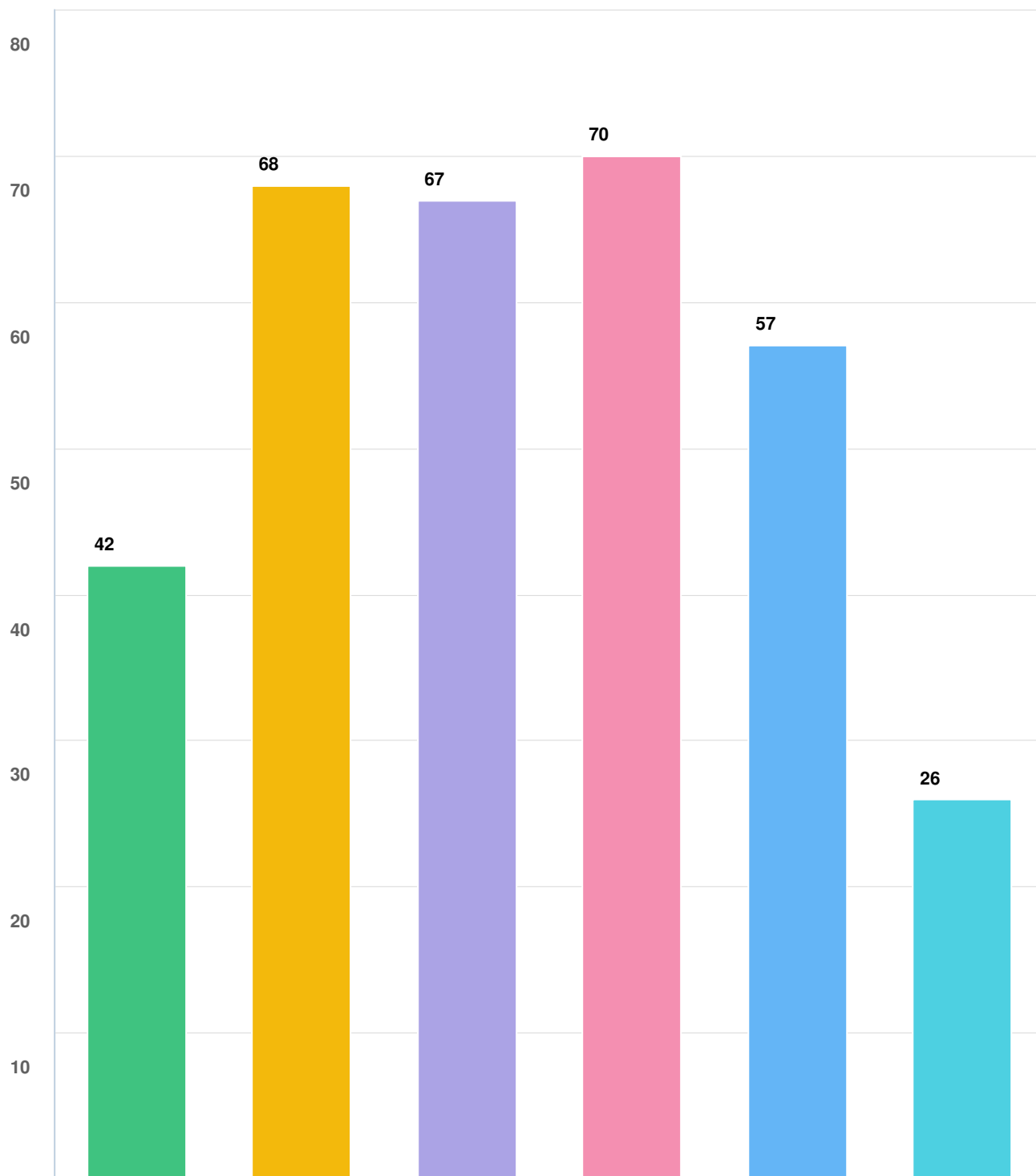


Question options

- Always/Often
- Sometimes
- Rarely
- Never

Optional question (224 response(s), 0 skipped)
Question type: Radio Button Question

Q2 How long have you stayed at a short-term rental? Click all that apply.

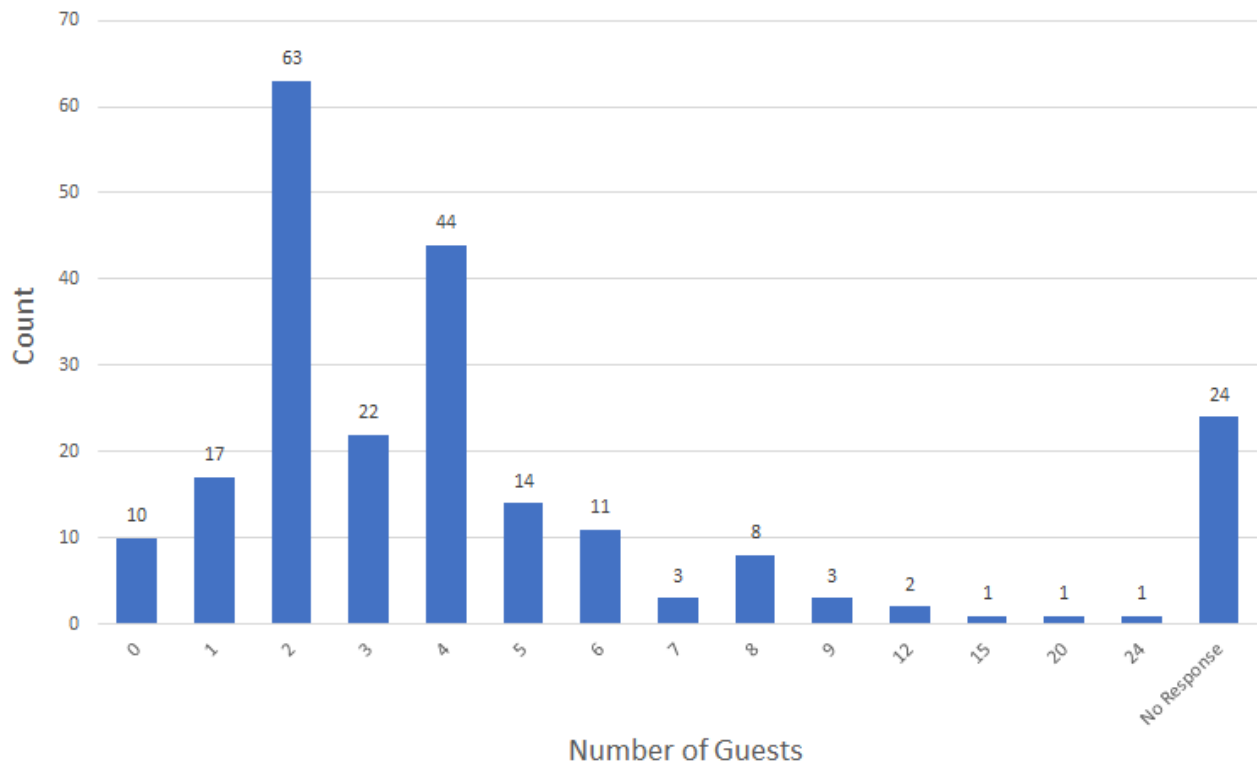


Question options

- 1 Day
- 2 Days
- 3 Days
- 4 - 6 Days
- A Week
- More than a Week

Optional question (193 response(s), 31 skipped)
Question type: Checkbox Question

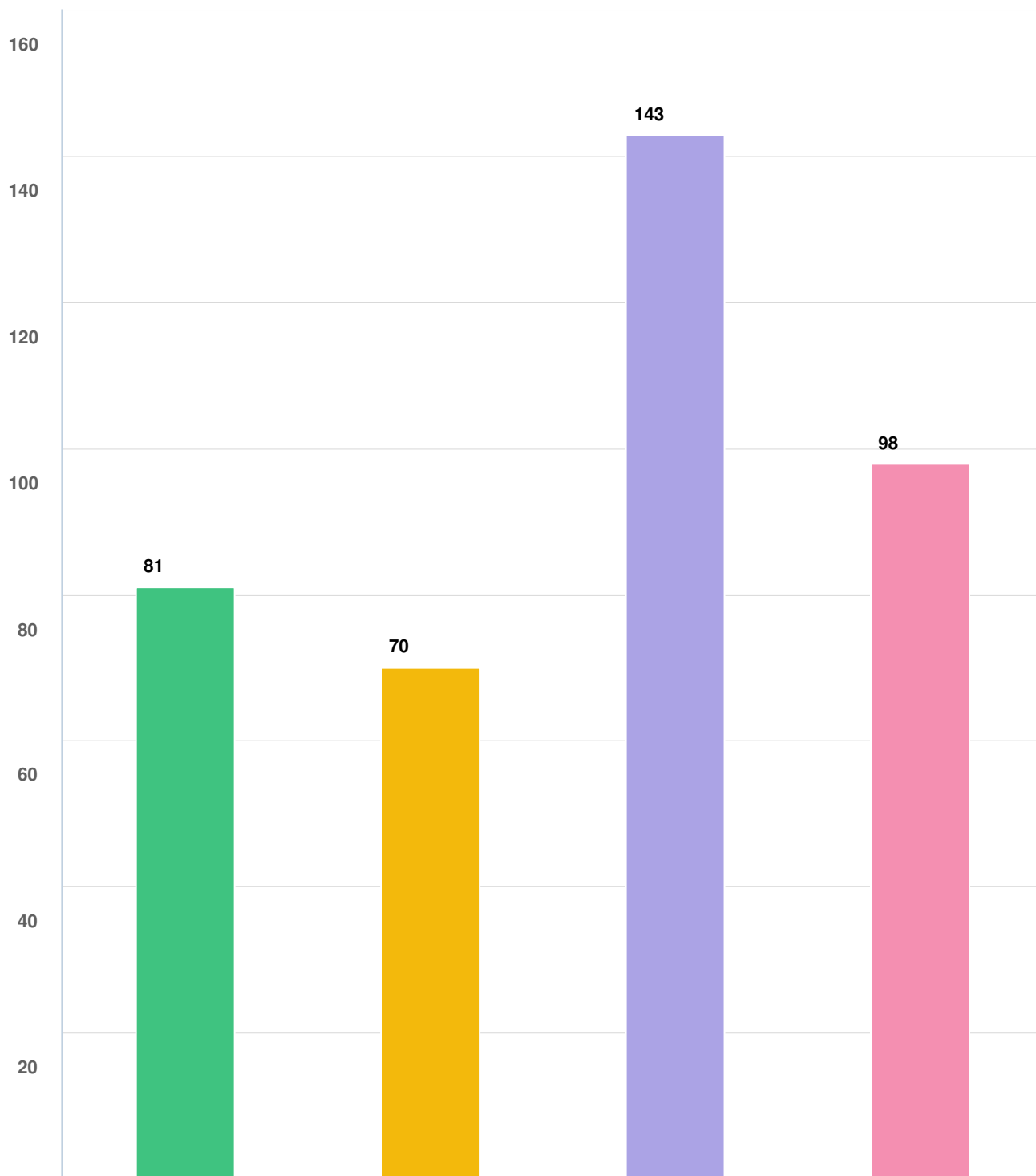
Q3 How many guests (including yourself) do you normally stay with in a short-term rental?



Optional question (200 response(s), 24 skipped)

Question type: Number Question

Q4 Where were the short-term rentals you have stayed at located? Click all that apply.

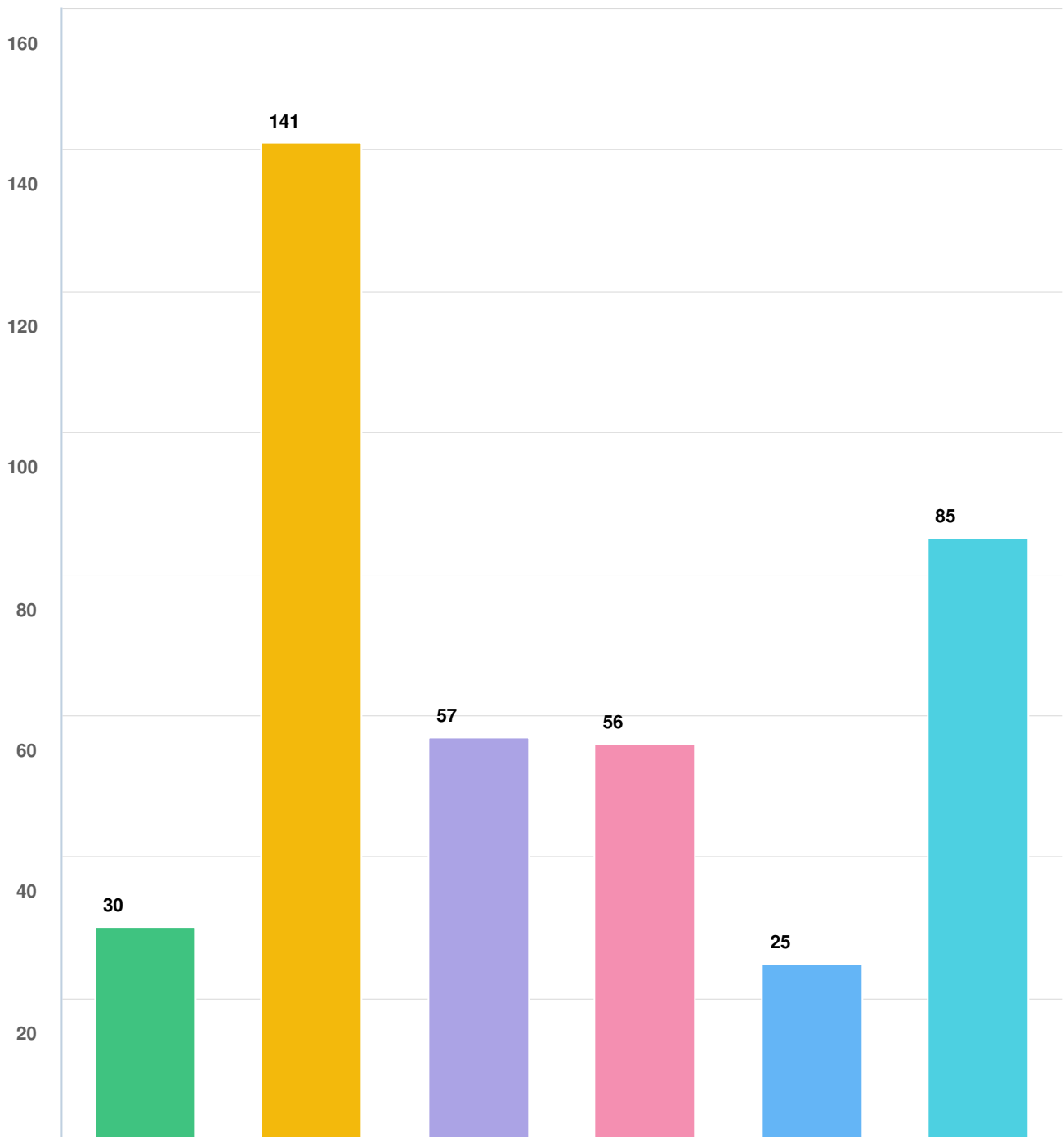


Question options

- Downtown Area
- Near Shopping and Restaurants
- Near a Beach, Mountain, or Lake
- Residential Neighborhood

*Optional question (190 response(s), 34 skipped)
Question type: Checkbox Question*

Q5 What type of dwelling places are the short-term rentals you have stayed at been? Check all that apply.

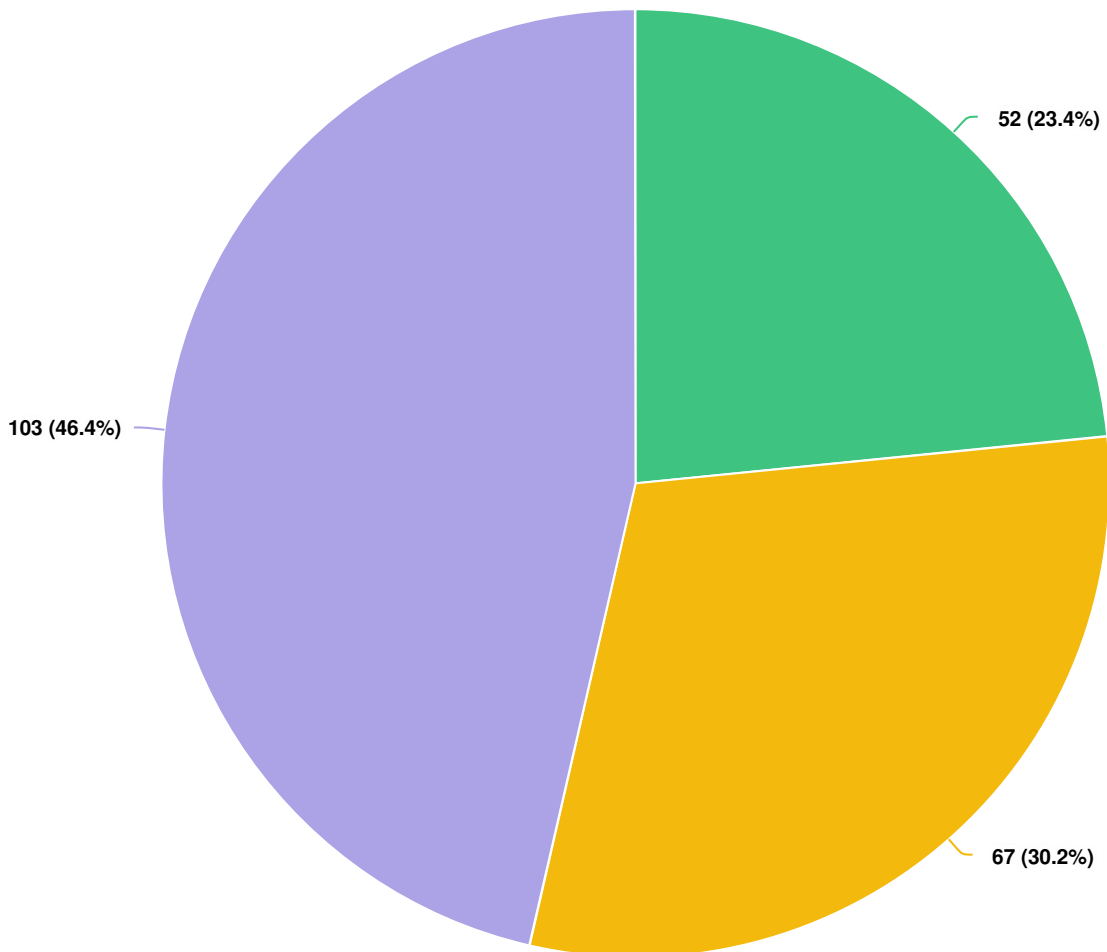


Question options

- Bedroom
- Single-Family Detached Home
- Accessory Dwelling Unit (granny flat, garage apartment, mother-in-law suite, etc.)
- Townhome
- Duplex
- Apartment/Condominium

Optional question (191 response(s), 33 skipped)
Question type: Checkbox Question

Q6 Do you currently live near a short-term rental?



Question options

- Yes
- No
- Unsure

Optional question (222 response(s), 2 skipped)
Question type: Radio Button Question

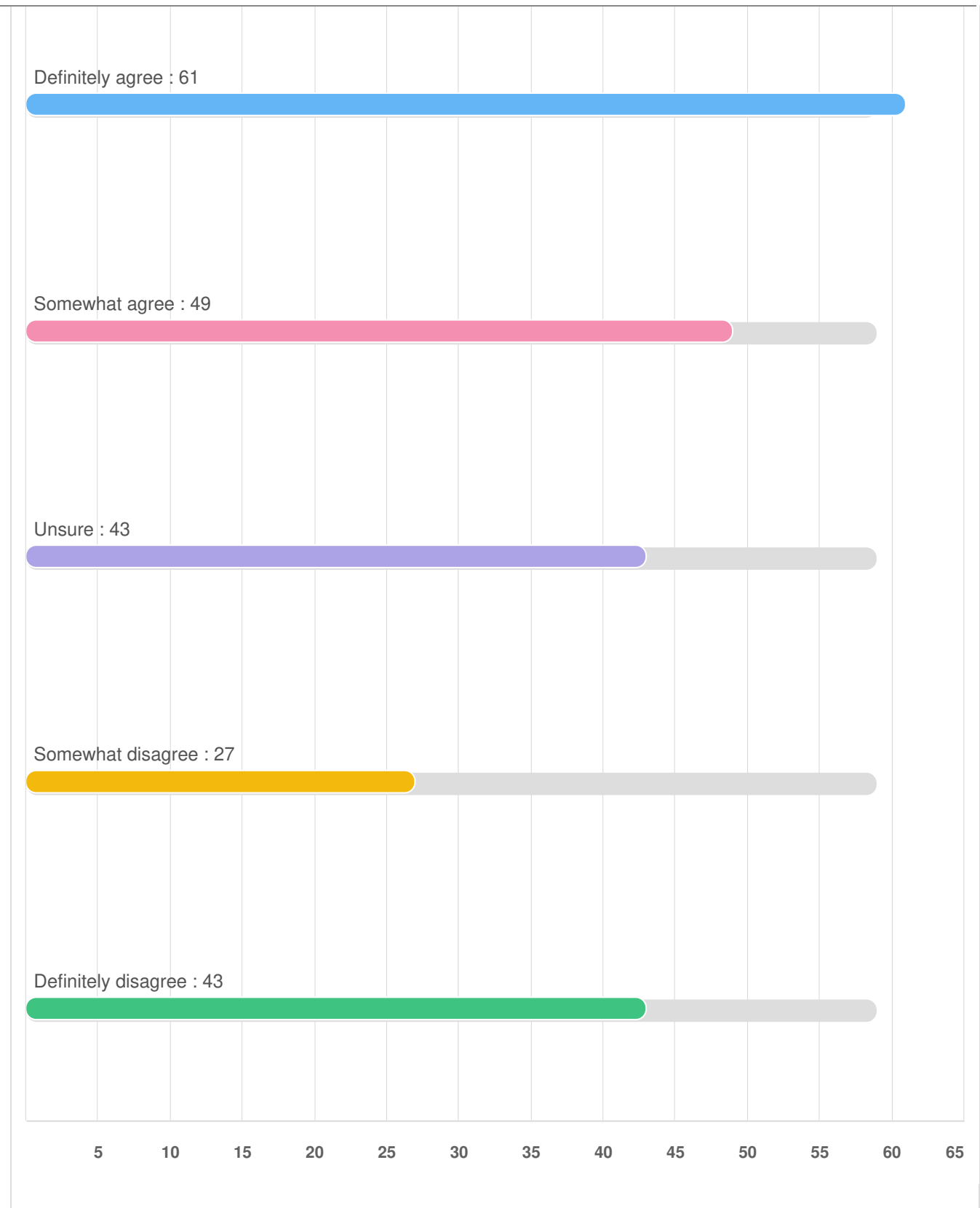
Q7 | As short-term rentals register in Denton, which of the following experiences associated with short-term rentals do you think will happen? Rank all that apply on a scale from "definitely disagree" to "definitely agree".



Optional question (224 response(s), 0 skipped)
Question type: Likert Question

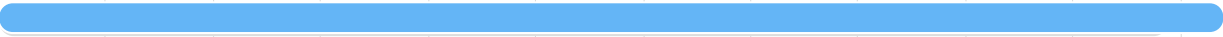
Q7 | As short-term rentals register in Denton, which of the following experiences associated with short-term rentals do you think will happen? Rank all that apply on a scale from "definitely disagree" to "definitely agree".

Increase in convenient lodging for guests



Decline in neighborhood character

Definitely agree : 114



Somewhat agree : 25



Unsure : 17



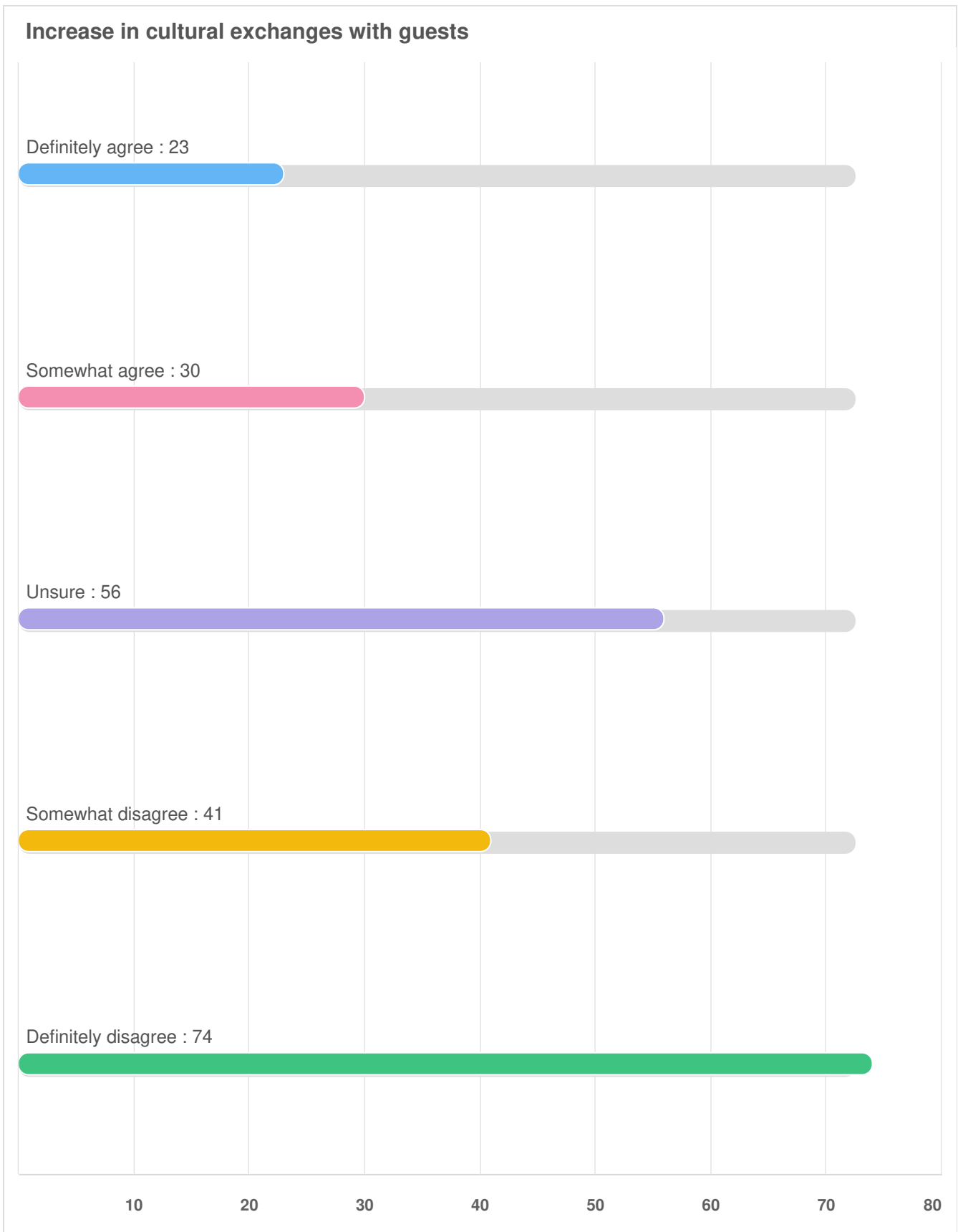
Somewhat disagree : 24



Definitely disagree : 44



10 20 30 40 50 60 70 80 90 100 110 120



Guests having large parties

Definitely agree : 100



Somewhat agree : 45



Unsure : 18



Somewhat disagree : 25



Definitely disagree : 36



10 20 30 40 50 60 70 80 90 100 110

Positive economic impacts to surrounding businesses

Definitely agree : 53



Somewhat agree : 37



Unsure : 32



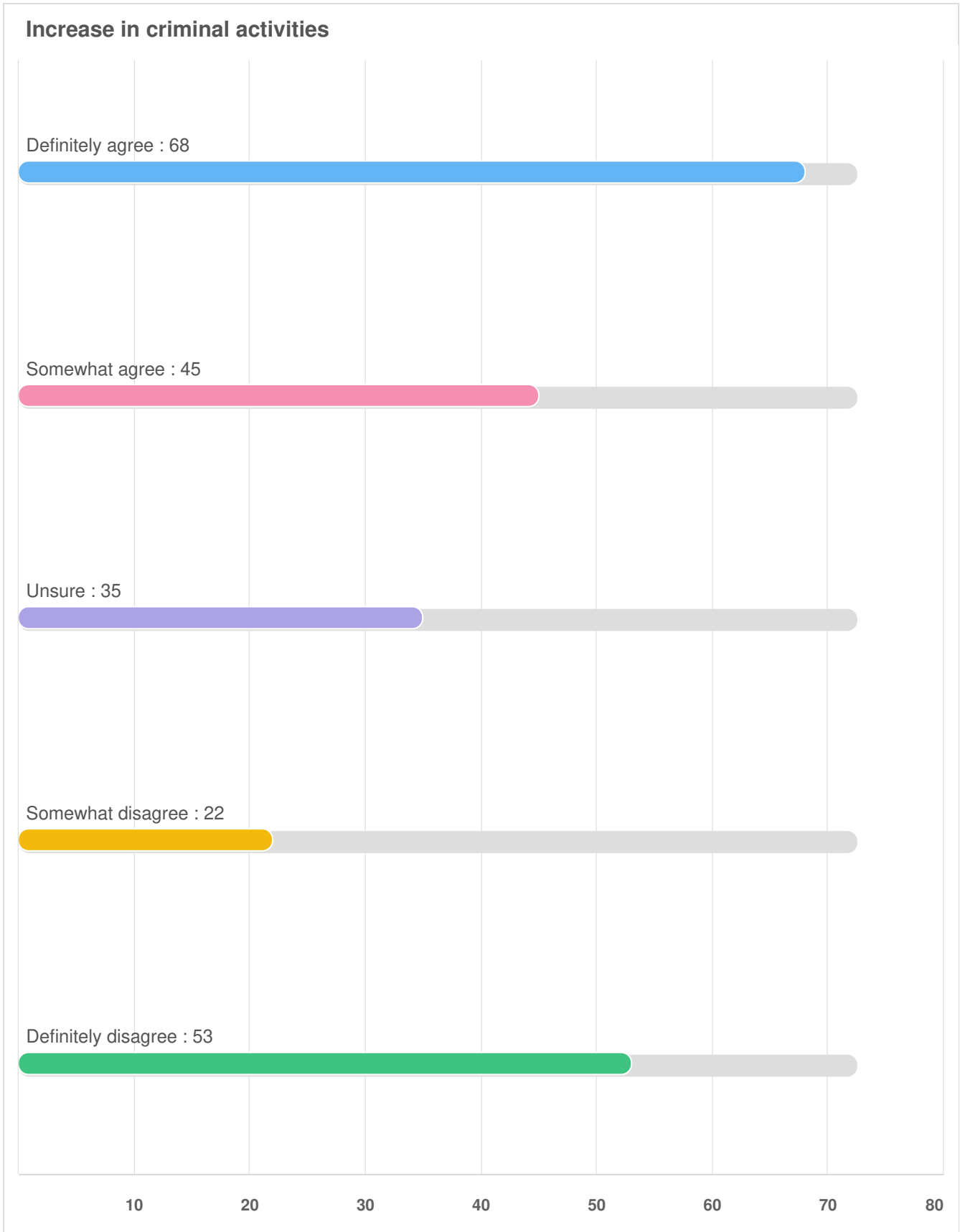
Somewhat disagree : 46



Definitely disagree : 55

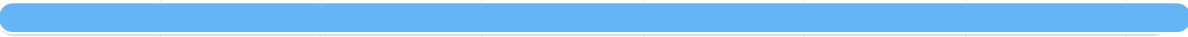


5 10 15 20 25 30 35 40 45 50 55 60



New financial opportunities for property owners

Definitely agree : 74



Somewhat agree : 52



Unsure : 35



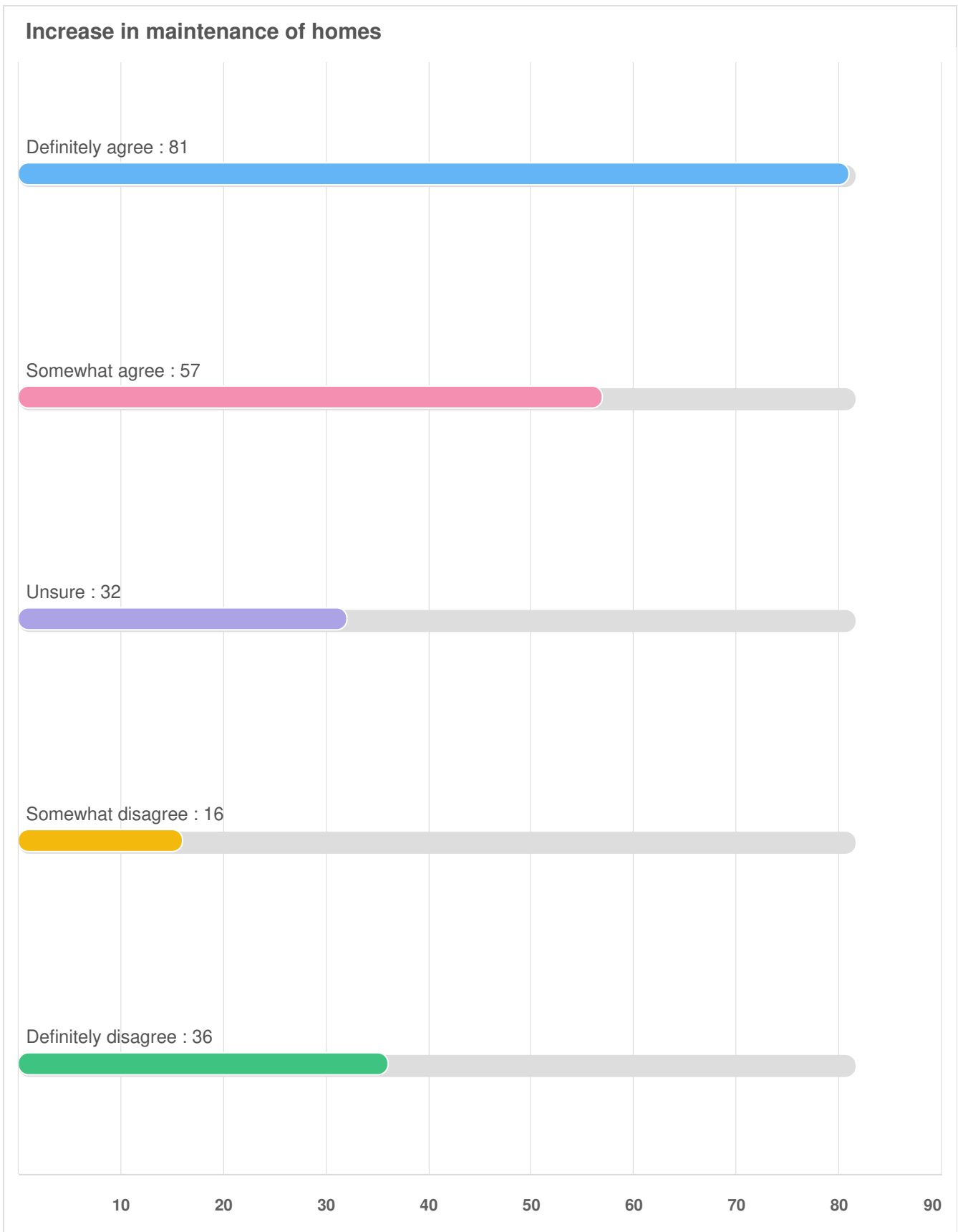
Somewhat disagree : 22



Definitely disagree : 41



10 20 30 40 50 60 70 80



Renovation of neglected properties

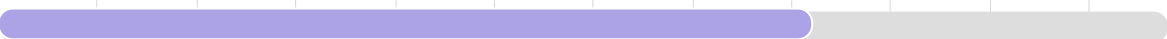
Definitely agree : 46



Somewhat agree : 48



Unsure : 41



Somewhat disagree : 29



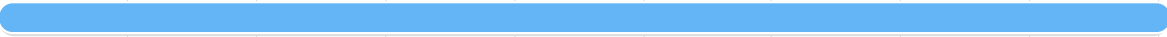
Definitely disagree : 60



5 10 15 20 25 30 35 40 45 50 55 60 65

Increase in visible trash

Definitely agree : 91



Somewhat agree : 44



Unsure : 27



Somewhat disagree : 24

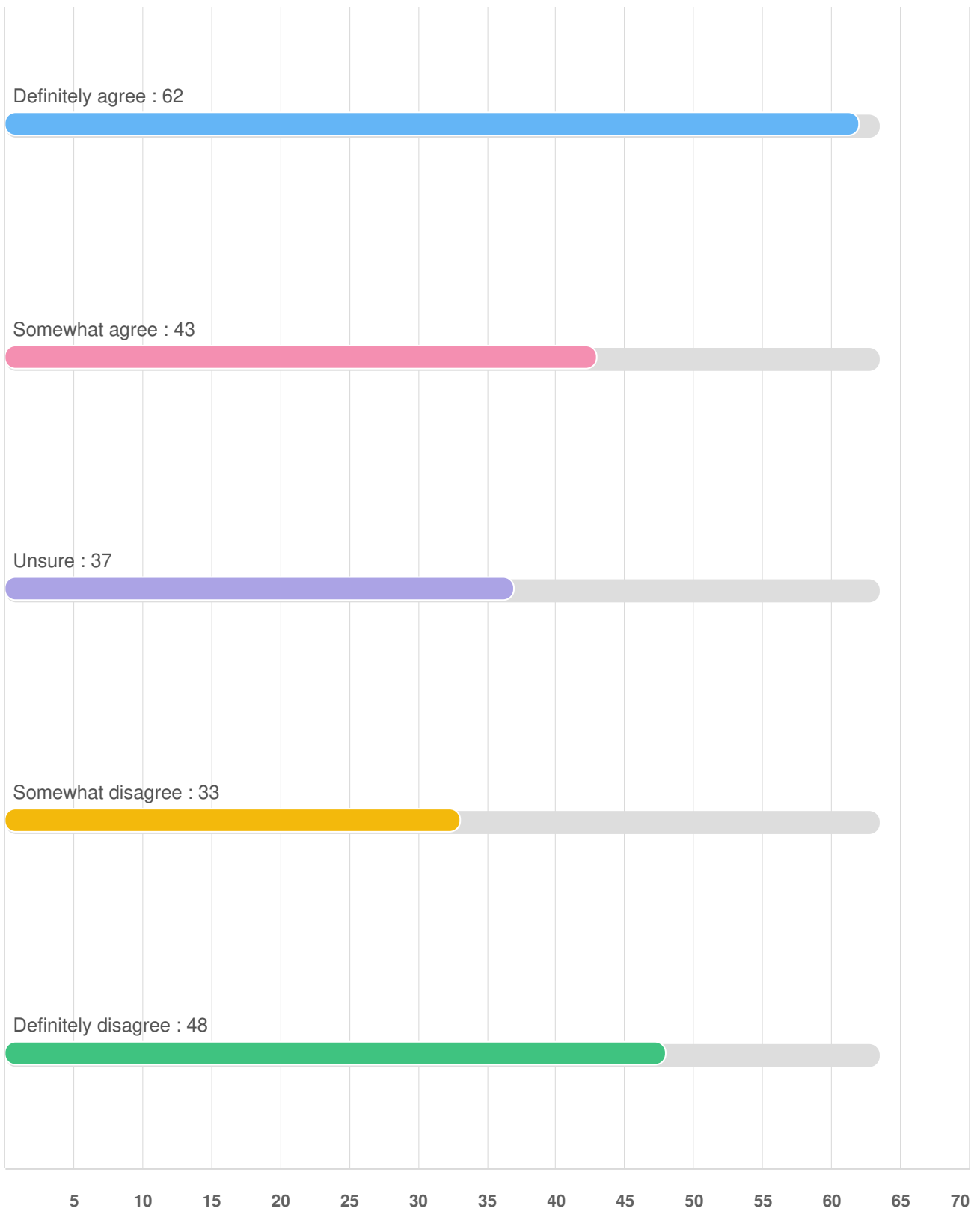


Definitely disagree : 38



10 20 30 40 50 60 70 80 90 100

Increase in unique lodging experiences for guests



Increase in loud noises

Definitely agree : 108



Somewhat agree : 35



Unsure : 18



Somewhat disagree : 33



Definitely disagree : 30



10 20 30 40 50 60 70 80 90 100 110 120

Reduced on-street parking

Definitely agree : 106



Somewhat agree : 32



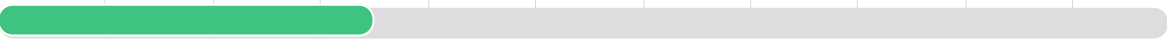
Unsure : 28



Somewhat disagree : 21



Definitely disagree : 35



10 20 30 40 50 60 70 80 90 100 110 120

Too many people staying in a home

Definitely agree : 121



Somewhat agree : 28



Unsure : 18



Somewhat disagree : 26



Definitely disagree : 30



Q8 Are there experiences you think you will have that are not mentioned above? Please explain

As long as STR owners are diligent and enforce their rules, STR's will only have a positive impact on Denton.

Increased visits to local establishments

Homeless persons renting rooms. Guests watching residents as they try to live their daily lives

Cheaper prices for travelers. Lower inflation. Help small business.

One big downside is that it will push rents up by decreasing the supply of long term rentals. This will adversely impact renters who live and work year round in Denton.

I believe that people who manage multiple short term rental properties will make affordable housing less available for residents and people who really need a place to live.

Serving out-of-town guests as ambassador for Denton

More accidents, decreased owner occupied homes, increased out of town investment, loss of character of neighborhood

This is a residential neighborhood, not a commercial one which is where these HOTELS ...called short termed rentals...are located. These are rented for reunions and parties. Why mess up your own house when you can use someone else's? True.

Our neighborhood is a single family home. Not meant for more.

Absentee landlords typically do not take care of their properties.

Decrease in student/inexpensive housing.

I do not want short term rentals!

decline in property value for established sing family neighborhoods

I believe the rental market is grossly distorted by short-term rentals operating in the city. The negative impact on affordability is immense when spaces that might otherwise be rented to long-term tenants are instead used for short-term rentals.

There are indicators of guests who could be trouble or have parties. I think educating host on the indicators would be beneficial in your process.

Short term rentals have a dark side. I worked in the industry. Prostitutes and drug dealers do business in short-term rentals. People have affairs in short-term rentals. People commit suicide in short-term rentals. I don't want this in my neighborhood

Rental properties become eyesores. No one maintains the yard, picks up trash, etc...

I did live next to a house that was being used as a AirBNB, and the noise was awful. Very disrespectful and no recourse for me.

Allowing short term rentals like this will prevent families from being able to own homes

It will decrease the availability of housing as well as affordable housing in a city that already does not have enough housing.

lowers the availability of affordable housing for residents

My major and most serious concern is the impact on the supply of affordable homes for Denton residents. My second concern is large out-of-town corporations sucking up the housing stock, be it BnBs or

long-term rentals.

Unnoticeable. Most short-term rentals are invisible. I don't know if my neighbors are renters, owners, short-term rentals. The house next to us has been empty for two years as owners want way too much in rent which is far worse than having empty unused homes.

The Denton housing market is already absolutely ridiculous, and people and companies buying homes to use for STR only makes it more difficult for residents to have a chance at home ownership in their hometown.

I'm concerned because people who are looking for a primary home are competing with investors who can pay cash for affordable properties and rent them out to tourists. We have too many people without affordable housing and I believe that takes priority.

An increase in short term rental properties could add more traffic through residential neighborhoods.

A lack of affordable housing for residents who live and work in Denton

greater traffic through the neighborhood

Short term rentals, like Air BNB, take rental and ownership out of the hands of people who want to live in Denton, and instead give a more expensive option than the hotels we already have for people visiting Denton.

Outside of an expectation that registration of these dwellings will increase the likelihood of oversight, I don't know what the effects would be. I hope registration creates oversight rather than advertising the viability of investment properties here.

There is no longer a sense of community and pride in homeownership.

Noise issues - people arriving late night. Parking in front of mail boxes and driveways, trash left over, increase in trash in bins

Hearing via news/online and news of situations occurring in neighborhoods that would normally not occur. This includes parties, fights (with and without guns), parking issues as well as trash.

In residential neighborhoods no idea if sex offender is temporarily there or criminal with added security risk for residents and young children walking and playing in neighborhood. Also additional vehicles parking on our narrow curved streets...dangerous.

Decreased sense of community among neighbors. Our city prides itself in having that small town feel. With a constant rotation of strangers that's hard to sustain.

Too many short term rentals causes housing prices to skyrocket into unaffordable rates for EVERYONE. It's very harmful.

An increase in residents' calls to law enforcement; a lack of response from law enforcement to residents needs; a decrease in response time from law enforcement to needs not related to str's; a decrease in property values in surrounding properties;

There are already apartments being used for short term rentals probably without property management knowledge

Increased neighbor complaints if they don't want a rental house near them.

Gunshots more often, drunks roaming the street and driveway areas, strangers in our neighborhoods, etc.

Less community nurtured in the neighborhood

No

Violence and gun violence.

Giant parties at short-term rentals can result in violence

they reduce the number of long term affordable houses

No

College and high school parties are problems

Having five or six cars and them parking in front of mail boxes and across sidewalks

More crime than we already have

Racing up & down our street has increased over the passed few years with the addition of apartments & businesses.

Decline in nearby housing value. Nobody willingly buys a family home next door to a short term rental.

Feeling unsafe

Decrease in available long-term housing both rented and owned.

All of the short term rentals that we have stayed in both in the US and abroad have definite rules to be followed.

General crime and vandalism & unwanted people prowling the neighborhood. Maybe coming back later to do harm/damage.

No

These places are needed

Yes, inappropriate parties. A friend of ours neighbors home is a short term rental and is used for pornography films, drug parties and so on

Bringing under age drinking and drugs into quiet neighborhoods.

Its the best thing for the economy.

Already experiencing problems with a single short term rental on our street. Party goers parking everywhere & walking to house

na

Making new friends with the hosts.

I think STR's would bring problems to residential neighborhoods

Because VRBO and AirBnB use property review rating systems, property owners must stay on top of maintenance to avoid negative reviews that impact booking.

Most house property owners are not comfortable w/strangers in their neighborhoods, especially if they have children or are elderly.

Downtown Denton is a hotel desert. As such, every time I bring in business guests to Denton, everything they do from meetings at our offices to grabbing a drink to having dinner is done downtown - all except for lodging. AirBnBs in the area help.

Increased crime

I have had experience in a quiet neighborhood when a short term rental came in and suddenly there were unfamiliar cars speeding up and down the street at all hours of the night.

I am fully against STR in residential areas

Drug dealers, sex traffickers

Need to have a city permit for each new booking and inspect property from last rental. Short term rentals should NOT be in residential areas. Backgrounds of rentals should be checked for felons and pedophiles.

increased crime, drug,sex trafficking and drunk driving on local streets
loud parties with many people too many guests failure the
background check all guests

Decreases access to long term rentals for current residents looking for affordable housing and drives up cost of rent due to property scarcity.

Potential illegal activities, like trafficking or prostitution.

Short Term Rentals lead to decreased property values. They take away from "community living", and make neighborhoods less "friendly".

As people buy up homes to turn into short-term rentals, that means less property for first-time home buyers and others looking for starter homes. This is why I do not support the expansion of short-term rentals as convenient as they may be for tourists.

This will increase criminal activity and having different guest that are on vacation being loud will disturb the people that live in the neighborhood.

Increased celebration of Denton as a destination spot in North Texas.

the STR in my neighborhood has one of the nicest landscaping and the house is well maintained. The owner lived in this house for years and is still a great neighbor

Worried for my children and others children that play outside.
Random people, no background checks, renting rooms in homes nearby

Decline in property values for neighboring homeowners

There is not a way to police this and it will be the property owners near the STR that suffer.

Yes. As the Universities in our city force upperclassmen into apartments, as UNT has, more of the seniors and graduates will be looking for homes. We cannot fill them with vacationers and rob people of a place to live.

No

Lived next to a STR trailer that dumped gray water down the driveway.

Homeless

We've had issues with rental properties on long term and had issues.

There was no mention of the decrease in foreclosure properties that will result from allowing short term rentals . If short term rentals are not allowed many will lose a source of income and therefore possibly face foreclosure. Consider prop owner rights

The opportunity for Denton to continue to be a unique destination where other cities are squashing the same opportunity.

“Guests” are not members of the community and have short term interests that generally conflict with residents interests. Keep the hospitality industry in parts of the city zoned for commercial activity. Residential zoning should not be trespassed with

Decline in affordable housing in this city where we have an affordable housing crisis.

Less availability for long term rentals and home buyers

Lack of available housing for residents

Decreased property values, increased drug activity & crime

These experiences will depend on if private companies or individuals with multiple properties are able to do short term rentals. When the owners and operators are not part of the local community

ST rental companies I've used do an excellent job vetting guests and hosts are able to get a good idea of who is staying. I'm very respectful as a ST guest bc I don't want to lose my future privileges. ST rent is the best way to truly see a town.

Unknown people staying in homes near homes where children live and play possibly creating an unsafe environment.

n/a

increase in traffic

I think it could devalue a neighborhood, depending on whether or not the owner maintains the property and enforces the rules.

We do have a short term rental near us and it has only caused a noise problem one time with very loud music late into the night.

Upset neighbors that couldn't be pleased anyway.

There will be increases of large parties

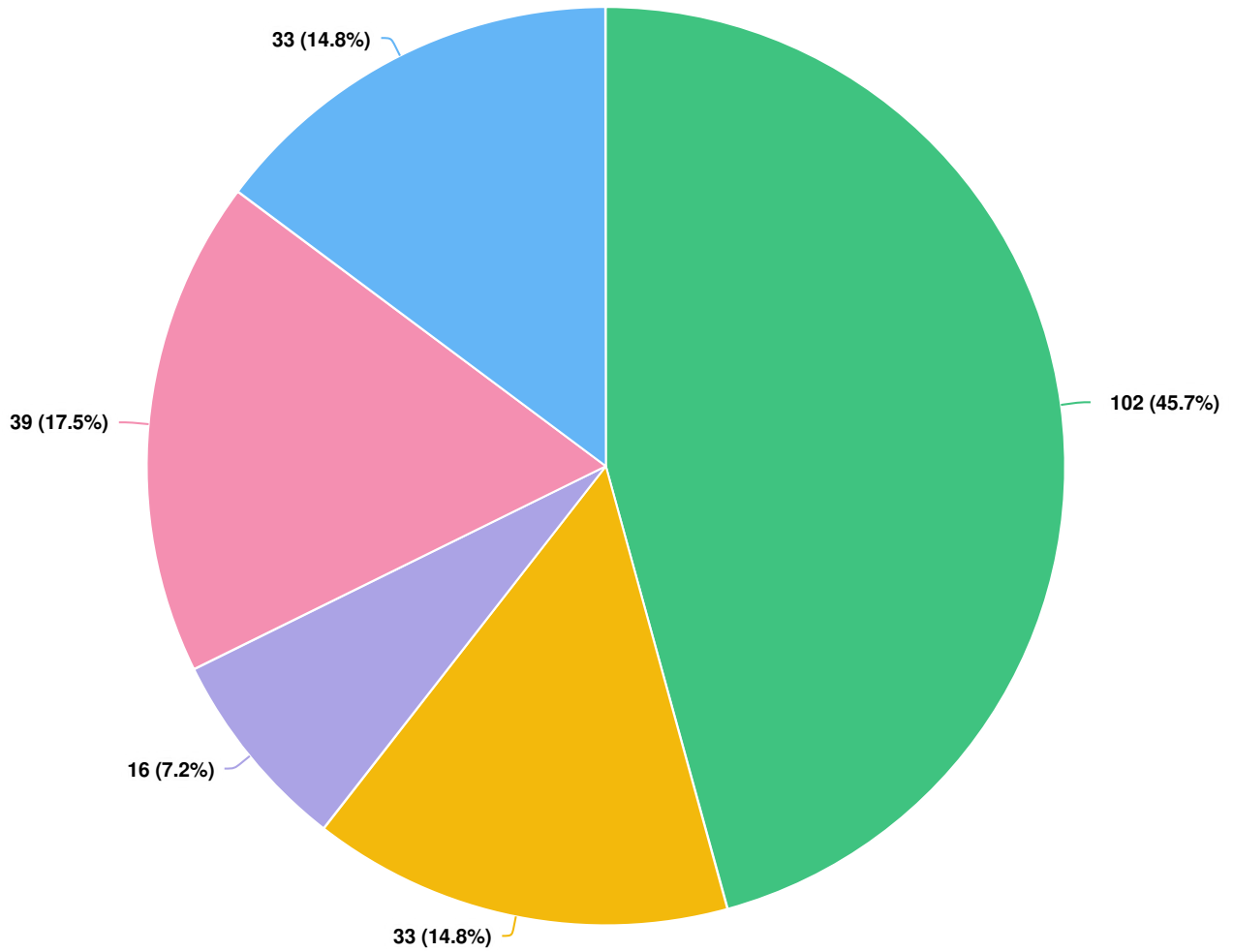
Short term renters are not concerned about the neighborhood. They are typically satisfying there lodging and entertainment interests.

decline in residential property value

Optional question (107 response(s), 117 skipped)

Question type: Single Line Question

Q9 | If a short-term rental registers in your neighborhood, how would you feel?

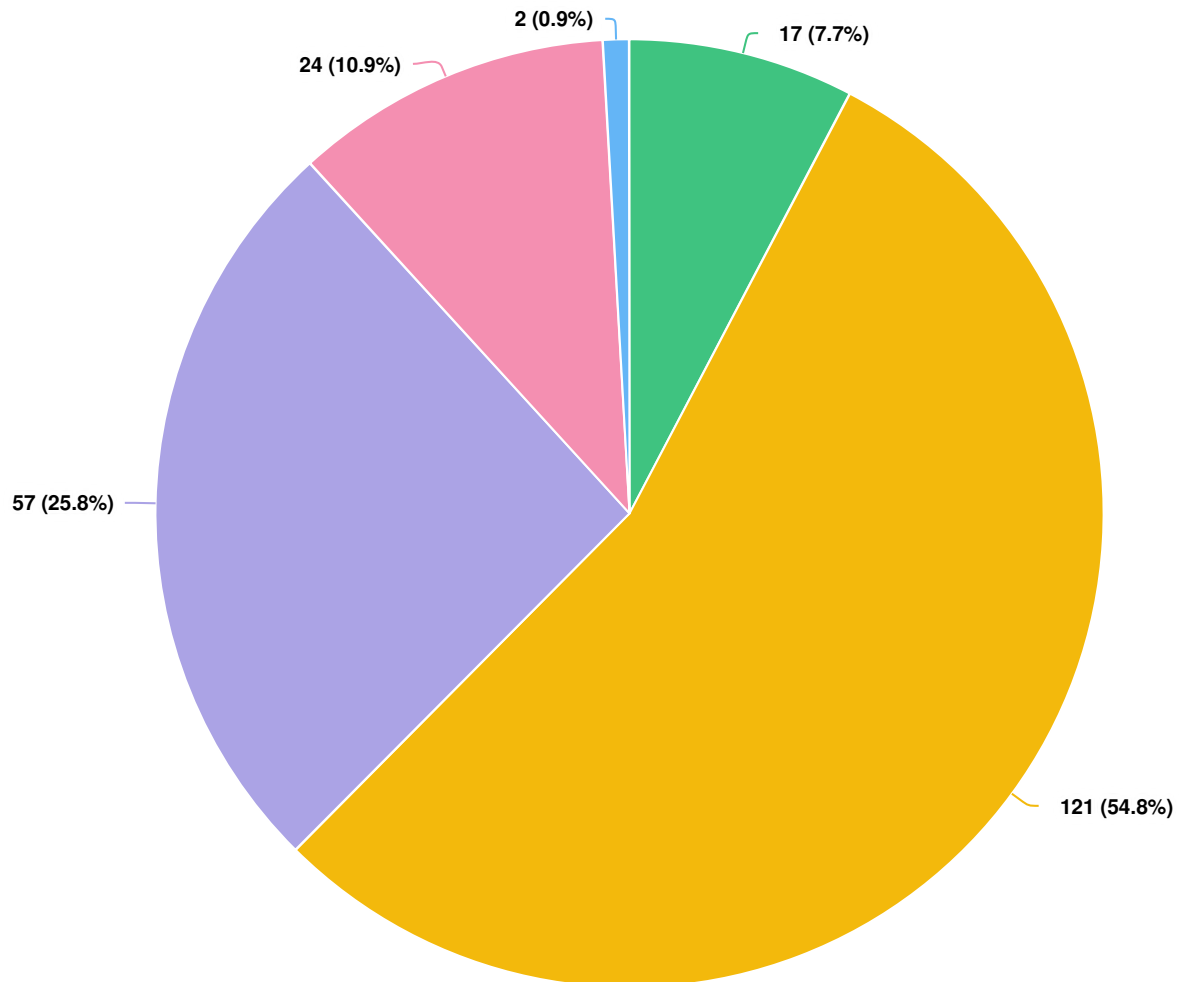


Question options

- Very Comfortable
- Comfortable
- Unsure
- Uncomfortable
- Very Uncomfortable

Optional question (223 response(s), 1 skipped)
Question type: Radio Button Question

Q10 | If a short-term rental registers in your neighborhood, how do you think it would affect your property value?



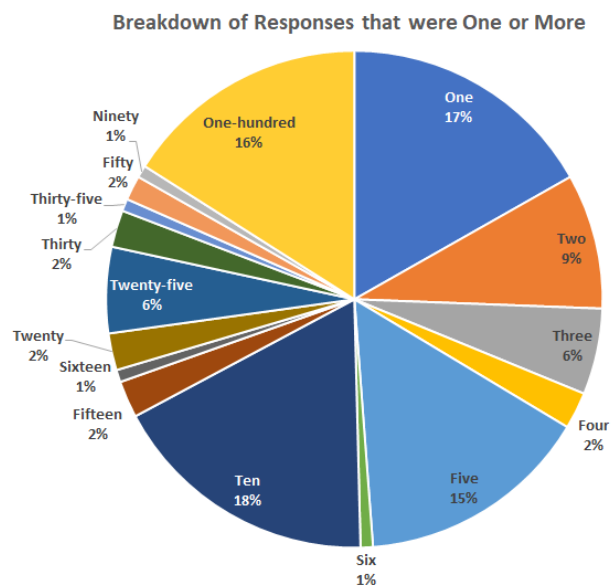
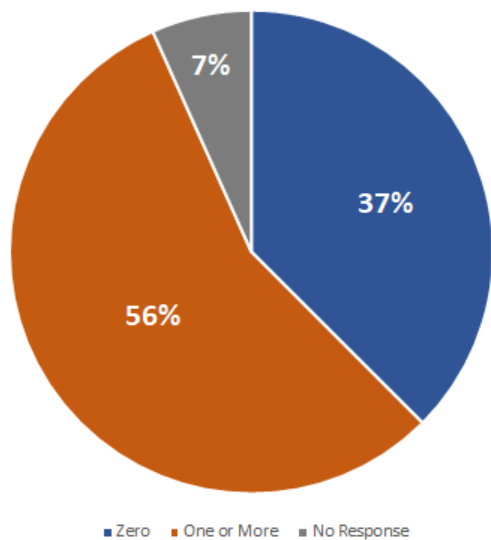
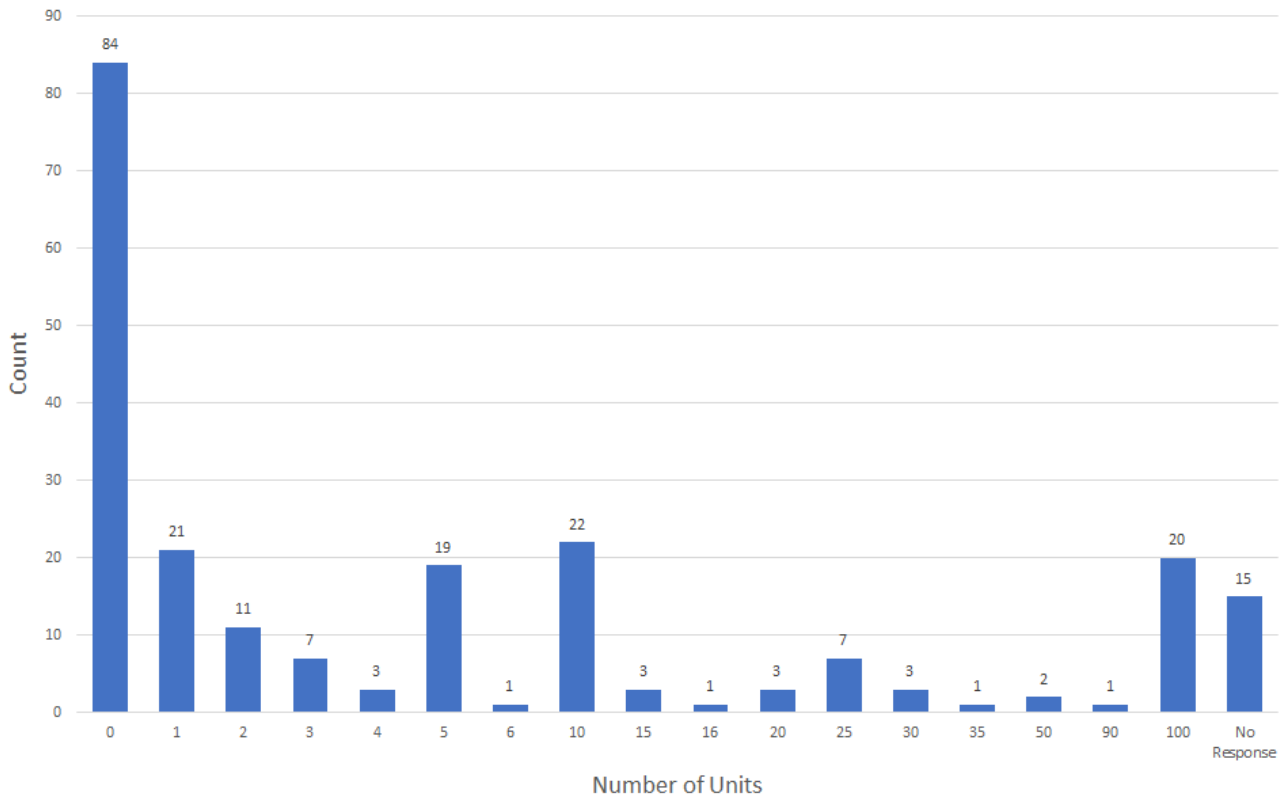
Question options

- Not Applicable
- Unsure
- No Impact/Neutral
- Decreases Property Value
- Increases Property Value

Optional question (221 response(s), 3 skipped)

Question type: Radio Button Question

Q11 | Out of 100 residential dwelling units, how many residential units should be allowed as short-term rentals?



Optional question (209 response(s), 15 skipped)
Question type: Number Question

Q12 | What areas of the city would you want to see fewer short-term rentals?

****Results summarized
on pg 133**

NA

high density

All areas

Everywhere. We have a housing shortage and housing is wildly expensive now. Short term rentals exacerbate the issue.

neighborhoods

Denia, North Lakes

None.

Traditional single family residential neighborhoods

None

Historic district

All except downtown

Single family neighborhood

Downtown neighborhoods

Northeast

Residential

All areas

established single family neighborhoods

Across all residential housing

I don't have any suggestions for this question.

areas that are zoned for housing.

Neighborhoods

Short term rentals are bad. We need more affordable housing in

Denton.

Any area where home owners live in their homes.

Residential neighborhoods, or anywhere that would take away affordable housing or single family homes

All

None

all

Around valued historical neighborhoods especially around downtown and near UNT and TWU Campuses.

Everywhere, downtown, residential neighborhoods, apartment complexes

everywhere

No strong opinion

More in my area. Don't really visit other areas, so no strong opinions on what happens there.

None

Southridge

All of them

Anywhere near colleges or downtown area

I haven't seen many in Denton so I can't answer

Denton

Lower ses neighborhoods

everywhere

most

All of Denton honestly. We need as many houses available for actual residents to able to rent and live.

residential neighborhoods

In HOA occupied neighborhoods and communities.

Single family residential neighborhood esp near K-12 schools

Suburbs, near schools and children areas

My neighborhood

Anywhere outside of downtown. Keep them close to business.

Residential neighborhoods.

All areas

Denton

Residential areas around the UNT and TWU campuses

In the suburbs

Everywhere

I feel that as a college town Denton should not allow any short term rentals and should solely rely on new and existing hotel infrastructure.

All of them

In neighborhoods

Neighborhoods. Short-term rentals have no place in residential neighborhoods. Residents in neighborhoods have reasonable expectations of peace and quiet and the stability of property values that go with established neighborhoods and long-term occupation.

All over

All residential neighborhoods

None

Hotels are are for short term rentals, our neighborhoods are not.

Residential neighborhoods

Residential areas more than a mile from city center

ALL

Everywhere

Area adjacent to Rayzor Ranch, residential areas in the northeast part of town.

Denton

All areas

Residential Areas outside 288

None should be allowed in residential areas.

All

East side

All

Single family homes

The whole city

Near schools.

Most! I prefer they be removed from residential areas. We stayed out in the country.

All areas. No one wants to be nearby these homes

Any residential neighborhood

Outer parts of the city

All areas

All suburban/neighborhood areas.

Entire city

Neighborhoods, w/10 miles of any schools. Basically I don't see short term rentals as necessary in this area at all.

N/A

Neighborhoods

NA

Old North Idiots Hill

All areas

Denton city limits

would like all banned.

In residential neighborhoods. These are like hotels.

Nonr

Single family dwellings

should not stop anyone or any place for m renting out their own property

South ridge

Outskirts of town

University areas

residential

Residential Subdivisions

any where near or around the Square, ie, 5-10 block radius

Next to schools

South Denton

Residential sub divisions

All

Denton

None.

Let the market figure this out. We have many attractions in this town that will be a driver for this - 2 large universities, downtown, etc.

Residential aread

All areas. Use a hotel.

Corinth

Residential neighborhoods

None

There should be no short-term rentals in areas or neighborhoods that are not common tourist attractions or near a major economic hub like the Denton Square, UNT, TWU or the finished Rayzor Ranch development.

Not in residential areas

all areas

All of them

N/A

Everywhere.

Anywhere outside of tourist corridors or convention center district.

Single family residential

If there is a community that is ALL short term rentals, it would be fine, as it's a common interest. Maybe an investment group or homebuilder could build a small community of those types of homes near the north end (university access/location).

I would like to see fewer short-term rentals all throughout Denton

None come to mind.

None in neighborhoods. This is a commercial business and shouldn't be allowed in residential areas, only areas zoned for commercial

All are welcome

na

I think all areas of Denton could use the aesthetic upgrades brought by upkept short term rental spaces.

Residential neighborhoods

All

In high crime areas and run down neighborhoods bc this will give a bad opinion of Denton and the guest may not return.

Neighborhoods not in the general area of downtown/colleges

Residential areas around schools

South of Southridge, north of 380

Residential single-family neighborhoods.

Near UNT

Downtown, near businesses, residential areas

Anywhere that the property owner does not live. Allowing non-residents to manage short term rentals is asking for neglect

I think they can be wherever

All of Denton

Areas with lower value homes, so that there are more available to purchase to live in.

No preference

All residential neighborhoods within the city limits

residential neighborhoods

Single family neighborhoods outside of the downtown, UNT, TWU areas

Near businesses, but not in residential neighborhoods

None . All areas of the city are located in Denton TX AMERICA! Should be owners right as long as owners pay taxes , maintain property , and implement rules . Enforce rules vs tell AMERICANS how they may use proper they worked to obtain

Outskirts neighborhoods

None, property owners should be able to decide how to use their property

Downtown

Areas that would disrupt a positive neighborhood

No comment

There should be no limitations or special areas. All property owners should be given the opportunity to have a short-term rental without

the city interfering or requiring any registration. Private Property is Private Property as long as no laws are broken

Residential single family home areas

Residential zoning should remain residential - not commercial. Short term rentals are commercial enterprises. They do not belong in areas zoned residential.

Central denton and historical neighborhoods.

None, they should be allowed anywhere in the city

Downtown

Residential areas

any single family zoned neighborhoods

Single family residential neighborhoods

Wherever long term housing is needed

I don't see an issue with them anywhere, if the owner is managing or having a management company handle it.

Residential near schools

Close to elementary and middle schools

Country Lakes Community

All

Any in HOAs

established neighborhoods, residential neighborhoods with little traffic and few rentals currently

n/a

Southridge, Forrestridge and areas south of there

Areas immediately adjacent to a public school

none

residential neighborhoods

Downtown

Na

Apartments should not be allowed to be turned into short term rentals

N/A

Residential neighborhoods will suffer with the current and proposed requirements the COD has applied to this business activity.

Denton

single family residential neighborhoods

Residential neighborhood

Optional question (183 response(s), 41 skipped)

Question type: Single Line Question

Q13 | What areas of the city would you be fine with seeing more short-term rentals?

****Results summarized
on pg 133**

anywhere near downtown, UNT, and TWU

downtown and close to universities

None

None. Short term rentals reduce the livability and desirability of a city. They increase housing costs while simultaneously straining housing supply. We can look to Austin for examples of this.

All areas.

near the square

Downtown

Everywhere. Anytime a short-term rental is created, the property was often times a very neglected rental property that was behind on maintenance and upkeep, with property owners simply interested in

making nominal rents in exchange for zero effort.

downtown

All

On the square itself

Downtown square

None

None

Southwest

Downtown

None

established business areas

Keep short-term rentals to hotels, motels, and b&nb businesses

I don't have suggestions for this question. I think a few short term rentals all over Denton is beneficial for the community with the universities and local businesses.

short-term rentals are a business and should be in commercial zones like a hotel.

Nowhere

Short term rentals are bad. We need more affordable housing in Denton.

All

Apartments or somewhere in cement city.

Ideally nowhere considering there's a affordable housing issue, but if I had to pick then high income high density residential areas like higher end condos.

None

Downtown, around campuses

none

Outskirts, if any.

Nowhere we should discourage them

nowhere

No strong opinion

My area. (Downtown, UNT, and land between.)

All

None

Outskirts or closer to highways and the loop

None, more long-term rental housing is needed.

Denton

None

none

Near the downtown area

around the universities

No areas

"downtown"

Down off the square in Denton

Downtown. Right next to college campus

Downtown business area, business areas only

Closer to the center of the city where there is more things to do within the city.

Downtown

Maybe around university areas. Apartments and business locations. Should not be allowed in residential neighborhoods.

No areas

Denton

Downtown

Nowhere there are too many already

There is no area of Denton that I feel would benefit from short term rentals. We can rely on our existing hotel infrastructure.

None

Downtown areas

In the city, none that I can think of. Large ranches, cabins near the lake, or property in areas dedicated to vacation or recreation are the only types of areas where short-term rentals would be appropriate.

In the neighborhood of the two universities

Outside of denton

Downtown - walking distance to the square

Downtown areas; apartment complexes

None, they can go to a hotel who has security to deal with parties.

Commercial or downtown areas

Homes within a mile of city center

NONE

Next to the mayor's home.

Closer to the Square and to campus

Denton

None

Anywhere

I don't know

Near UNT, TWU, downtown, rural

Facilities in downtown Denton that are in a business zone.

None

None

None

Apts

None

Most areas.

Outer skirts of town or downtown lofts.

None. Devalues surrounding homes. Homes are generally the largest financial asset of a family why impact them with a short term rental next door.

Downtown

None

No areas

Urban/downtown only

None

Neighborhoods

None

Neighborhood

Downtown

I don't think we need any more than we have now.

Not sure UNT, Downtown

None

None

would like all banned

Business district

Denton, Corinth

Areas with parking.

Downtown

Downtown

Downtown

near downtown

1

anything that's at least 5-10 blocks from Square

Denton, TX 76201, USA

Downtown area and adjacent to Universities

Condos/apartments

None

Denton

All.

Downtown is a hotel desert and short term rentals are helping fill the void of where people actually want to be in Denton.

Downtown

None

None

Commercial properties

any

Near or around major tourist attractions or major economic hubs like the Denton Square, UNT, TWO or the finished Rayzor Ranch development.

None

none

None

Anywhere

downtown

Nowhere.

Downtown square. On college campuses.

Downtown near shops and restaurants

Near the Universities, north side of town.

I would not like to see more short-term rentals

Around the square area

Anywhere is fine.

Commercial zoned areas, not residential zoned

All areas

any

Anywhere!

I don't want to see MORE short-term rental anywhere. Unless it was tiny homes in a designated area.

None

All except run down and high crime areas

Downtown, and around the colleges

Downtown around the square, and by the universities.

Near universities and downtown

Downtown, near college campuses.

None

I don't want to see more short term rentals, but I'd have to say the suburbs maybe

In areas where resident homeowners manage the rental. Possibly also industrial (lightly populated) areas.

None

Areas with higher value homes

No preference

None

further from the already congested town center

Downtown, near UNT and TWU

Business

Any/All Denton will lose residents/ property owners if they are not allowed to use their property as they wish resulting in less tax dollars and lower property values throughout.

Downtown and near unt and twu.

Any and all

None

Downtown

No comment

Should be open to anyone who owns property in Denton

Apartment neighborhoods

Areas zoned for commercial activity.

I don't think Denton needs short-term rentals.

All

Outskirts of city, if any

Nowhere

none

None, we are not a resort community!!! these accessory structures going up around Denton that are being used for short term rentals do not belong in a single family neighborhood. Dallas has banned it, why cant Denton. Quit building on every inch of land

Any area

Downtown

Downtown, close to highways

None

Non HOA

any area where there are many rentals already; around campus?

downtown, near unt

Close to both universities and downtown. Many of these are already rentals and are close to the most popular attractions

Anywhere in town

any

downtown

Neighborhoods

All

Suburban area

The older denton neighborhoods

9/29/2023 05:04 PM

Central business district and multi family properties such as
apartments.

N/A

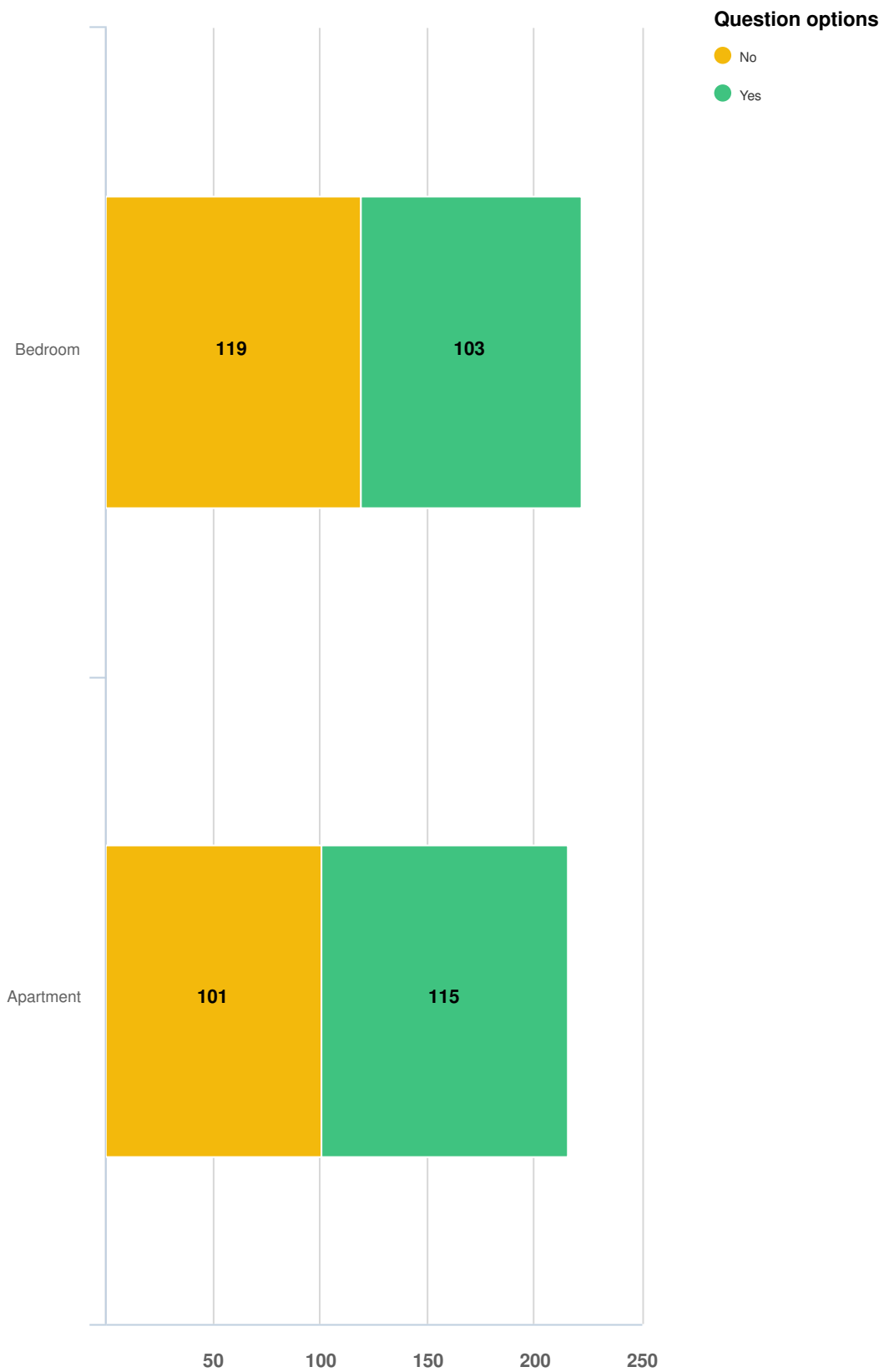
apartments

Downtown

Optional question (186 response(s), 38 skipped)

Question type: Single Line Question

Q14 | Should the following types of dwelling places be allowed as short-term rentals?



Optional question (222 response(s), 2 skipped)
Question type: Likert Question

Q14 | Should the following types of dwelling places be allowed as short-term rentals?

Bedroom

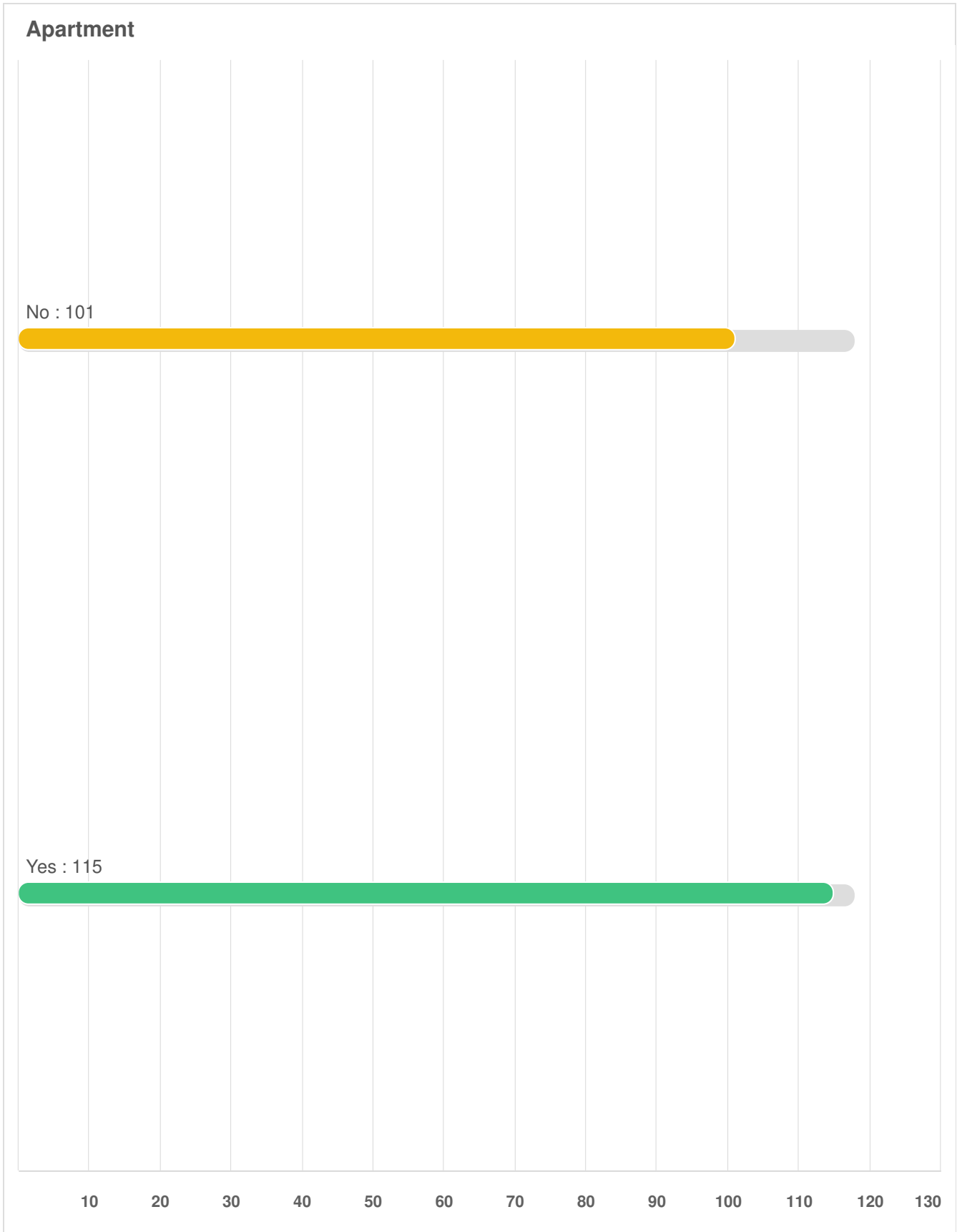
No : 119



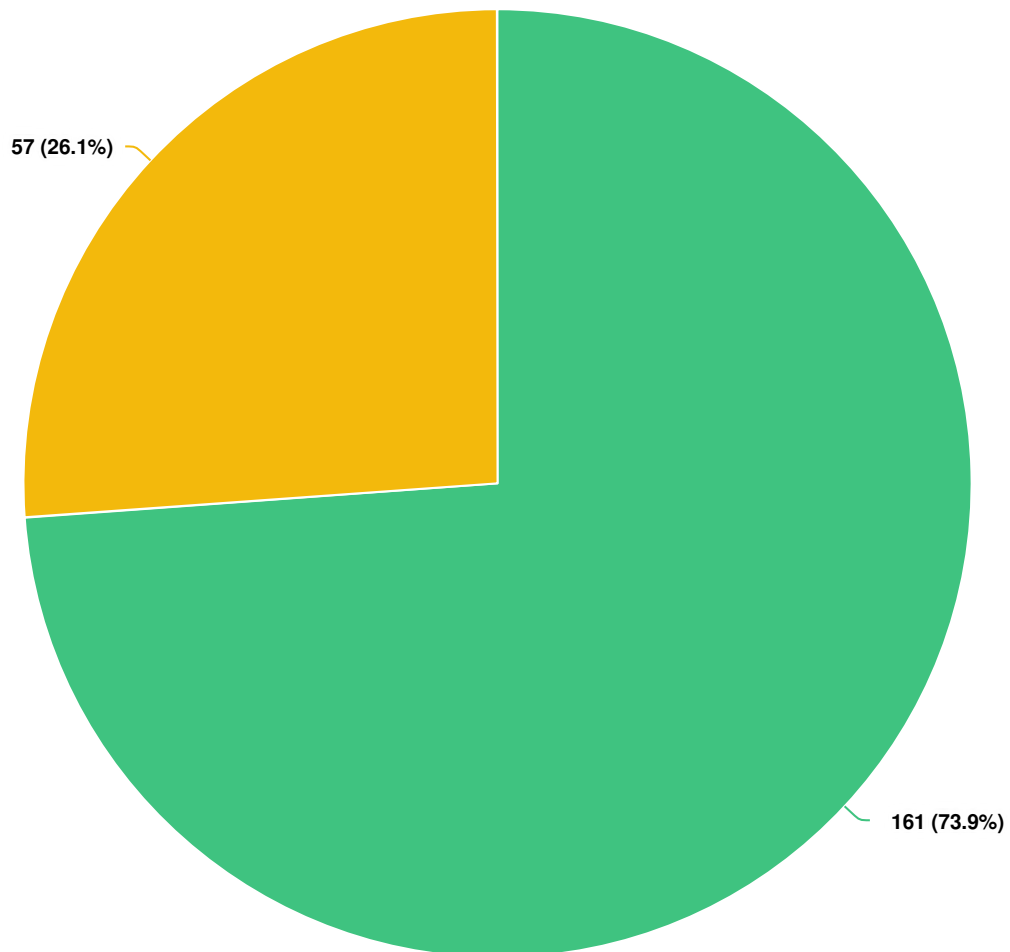
Yes : 103



10 20 30 40 50 60 70 80 90 100 110 120 130



Q15 | Should there be a maximum number of short-term rentals an owner can have?

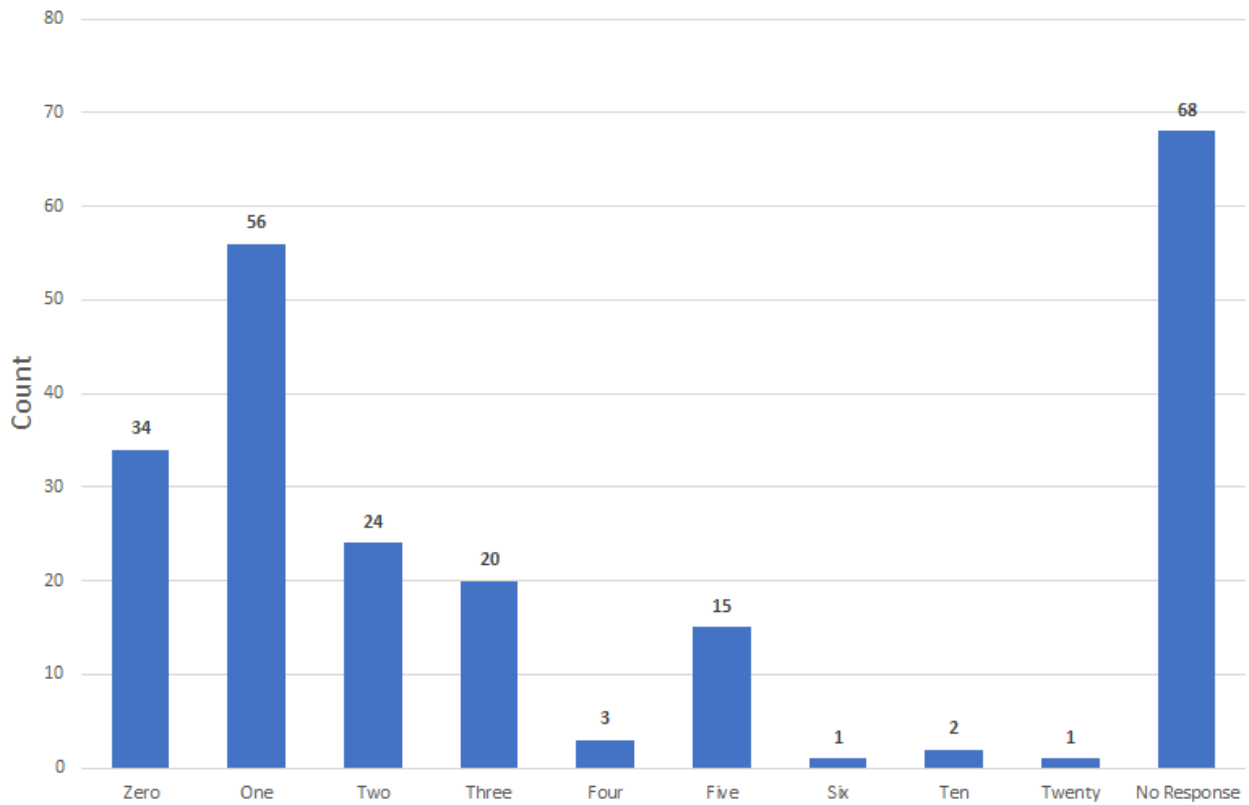


Question options

- No
- Yes

Optional question (218 response(s), 6 skipped)
Question type: Radio Button Question

Q16 | If yes to the previous question, how many properties?

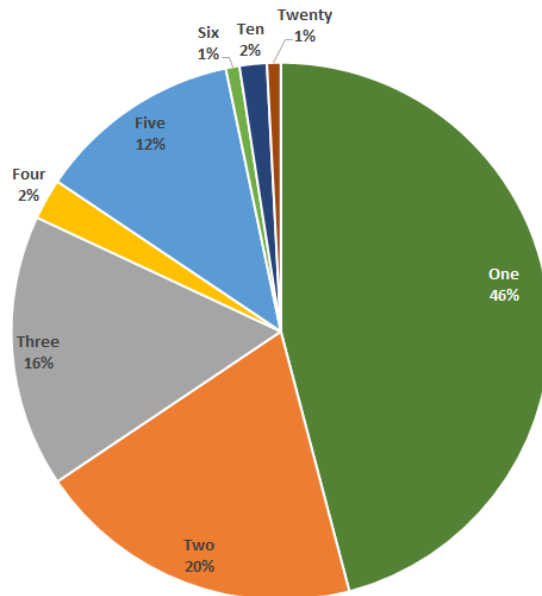


15% responded zero

55% responded one or more

30% no response (includes "No" responses to Q15)

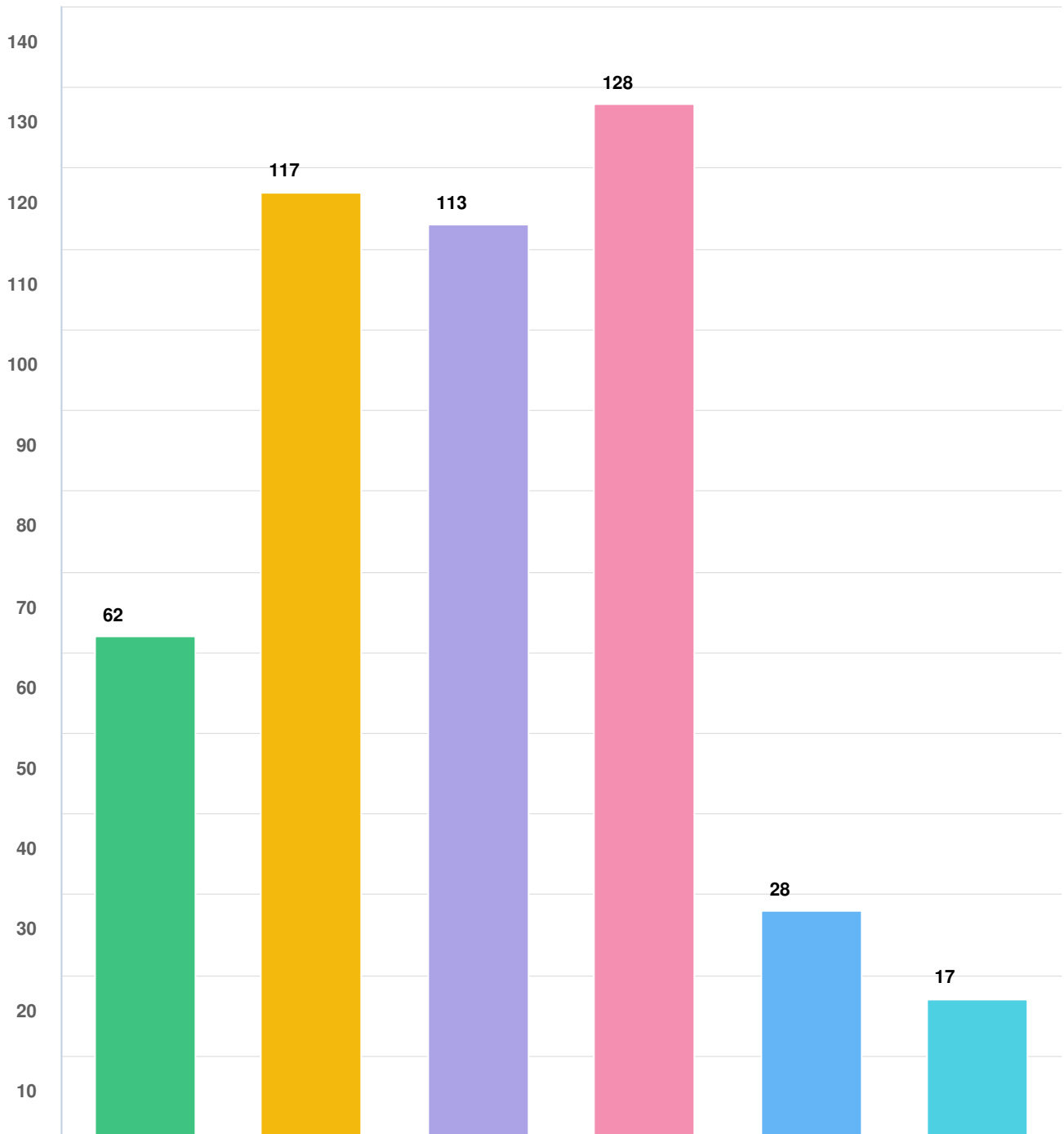
Breakdown of Responses that were One or More



Optional question (156 response(s), 68 skipped)

Question type: Number Question

Q17 | If concerned about parking, which of the following solutions would be acceptable?
Check all that apply.

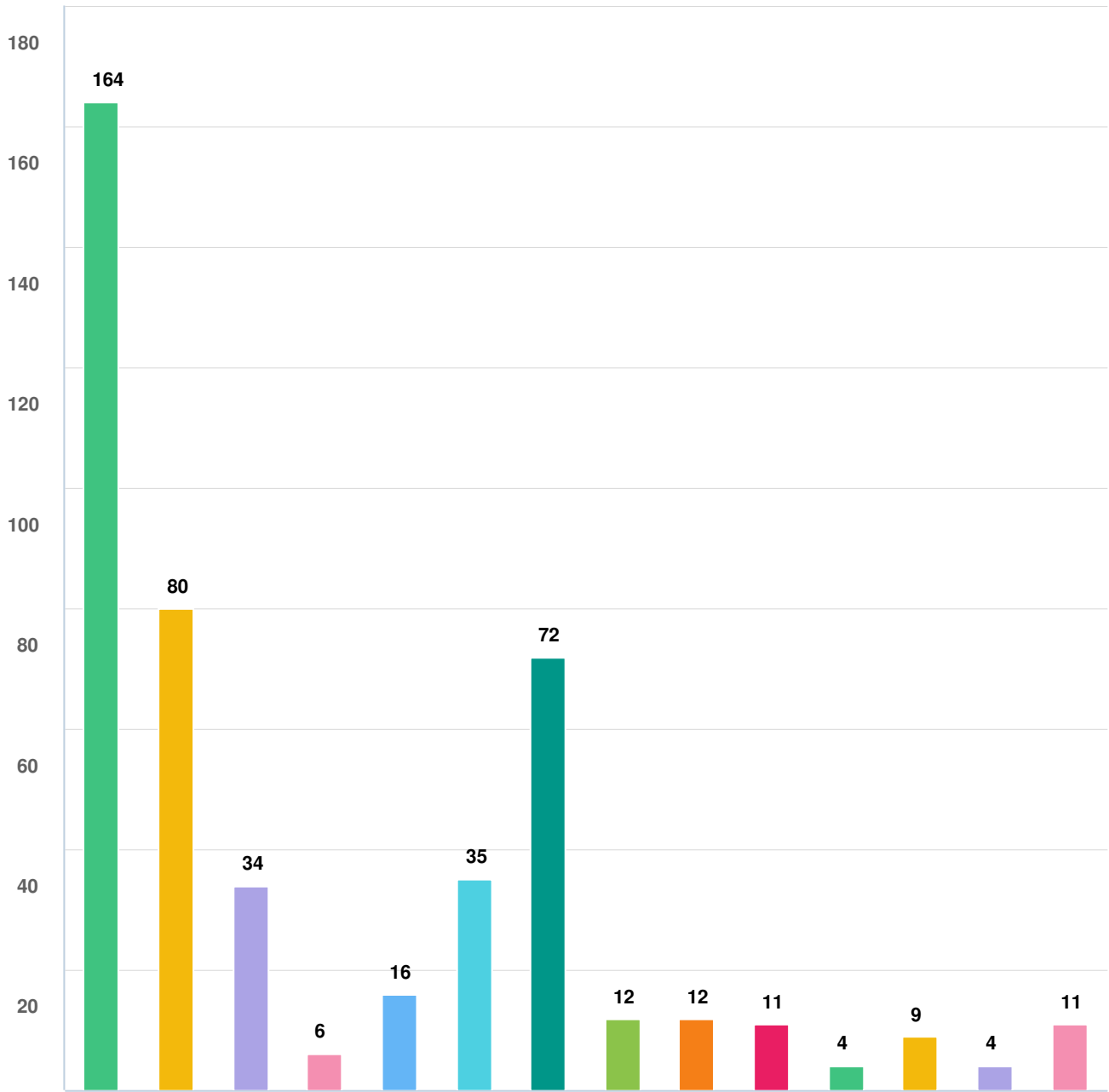


Question options

- Other (please explain)
- Not concerned about parking
- Require owners to provide parking regulations to guests
- Require owners to advertise the number of available parking spots on the property
- Require all guest parking be accommodated on site
- Require one parking space on site per bedroom

Optional question (218 response(s), 6 skipped)
Question type: Checkbox Question

Q18 How would you describe yourself? Check all that apply.

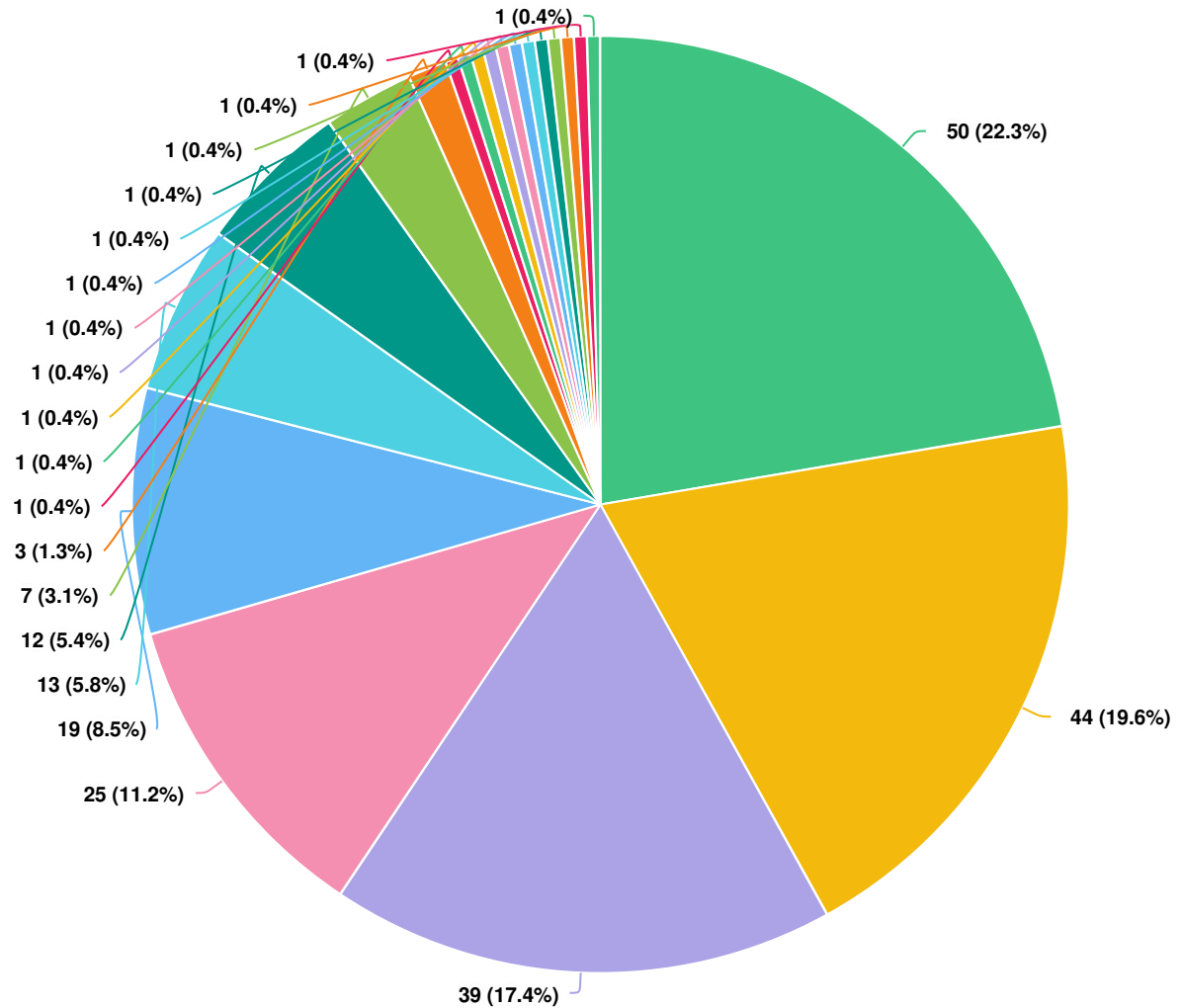


Question options

- Other (please specify)
 ● I manage a short-term rental in Denton
 ● I own a short-term rental in Denton
- I am in the hospitality industry (e.g. hotel professional)
 ● I am a real estate professional
- I own residential property in Denton, but do not reside there
 ● I am a student in Denton
 ● I work in Denton
- I own a business in Denton
 ● I reside outside of Denton, but visit often
- I live with family/friends in Denton but do not pay rent
 ● I am a tenant at residential property in Denton
- I reside in a HOA in Denton
 ● I own and reside at residential property in Denton

Mandatory Question (224 response(s))
 Question type: Checkbox Question

Q19 Please enter your zip code.



Question options

- Plano, TX 75093
- Highland Vill, TX 75077
- Oak Point, TX 75068
- Flowermound, TX 75022
- Flower Mound, TX 75028
- Sanger, TX 76266
- Krum, TX 76249
- The Colony, TX 75056
- Roanoke, TX 76262
- Lewisville, TX 75057
- Lewisville, TX 75077
- Hickory Creek, TX 75065
- Flower Mound, TX 75022
- Corinth, TX 76210
- Argyle, TX 76226
- Denton, TX 76208
- Denton, TX 76207
- Denton, TX 76205
- Denton, TX 76201
- Denton, TX 76210
- Denton, TX 76209

Mandatory Question (224 response(s))
 Question type: Region Question

Q20 | Are there any additional comments on short-term rentals, including current and proposed standards, you would like to make?

I think the proposed STR guidelines are good.

I think properly regulated short term rentals can be a win/win for both residents and the city.

Short term rentals in a subdivision just do not belong. It adds parking on the street which causes clear site issues. Since no background checks are done, it is a safety concern for all residents in the subdivision. Children are not even allowed to play in their front yards with short term rentals because parents have sincere safety concerns.

Need to encourage STR because it creates healthy competition, helps small businesses and lowers inflation.

Short term rentals can drive up prices for residential real estate because real estate agents often advertise extra bedrooms as "mortgage helpers."

We need to make sure that our people are taken care of and housed before we worry about business owners and their profits.

Thank you for being organized in providing this kind of forum. Short-term rentals are needed in Denton and the demand is high. As an operator, we have had so many amazing opportunities to welcome, visit with, and engage with people from all over Texas, the United States, and the globe. Their interaction with us often is the baseline of their expectation in town and causes them to have a higher level of regard for the city, thereby increasing tourism revenue. We explicitly recommend restaurants, shops, and other businesses in Denton, proactively advocating for the tourism and revenue of other businesses in Denton (with zero kick back or commission!) Families of UNT and TWU students rave about having a place nearby that isn't a hotel. Families of athletes playing in Denton feel the same way. Our own neighbors THANKED us for putting so much time, money, and effort into making the property we operate a very nice-looking property. It was transformed from eye sore to gem and I think Denton

would greatly benefit from short-term rental operators rehabbing and fixing up properties in town. There are large sections of properties in Denton that are poorly maintained and, without fail, the short-term rentals are one of the nicest in the area. Compliance honestly might want to look closer at the health and safety of long-term rentals. I've noticed that the resistance to short term rentals comes about from those that are simply reacting out of fear, rather than experience, and are almost solely focused on noise and parties. We as operators HATE parties, and we already expressly forbid them. It's bad business. It's bad for the house and bad for our neighbors, and we want to be excellent neighbors, which we explicitly state in all of our materials to guests. That being said, people host parties all the time at long term rental properties, houses, and apartments. I would love to see the police report volume of officers responding to legitimate noise complaints at short term rentals because I suspect they are very few. The bulk of short term rental guests want to be great guests because they want to come back. One way we've combatted this as hosts is enacting a 2-night stay minimum, which has a great way of sifting out the riffraff. We clearly mark and explain our parking policies. We clearly explain and communicate emergency information. I honestly think that Denton short-term rental hosts are among the best in property upkeep, maintenance, and serve as great ambassadors for the city of Denton. Thank you and don't hesitate to reach out with any questions; happy to help.

Current requirement of 1 on-site parking space per bedroom should be 1 parking space per STR dwelling or apartment.

None near crouched, just like bars. STR rental owners need to abide by a neighborhood zoning, ie none in residential neighborhoods. All STRs need to be inspected initially and every 3 months

Make the owners of short term rentals public. It's important in order to discover any corruption, fraud, shell companies, etc. And to find who has been cited for Violations. TRANSPARENCY. .

I don't think you should be able to rent in a family single home neighborhood.

I believe that STR owners should be held accountable for the conditions of their properties and the impact that they have on the neighborhoods. Most of the STR's we've stayed in had owners nearby or in the same building.

Fight this hard! Wasted millions on fracking. Get this one right!

The requirements to notify neighbors within 1000 feet is not in proposed changes and the old says 100 feet. Need clarification.

The short-term rental market is a driver of housing inequality and insecurity - both for home buyers and renters. Allowing people to short-term rent a bedroom does not rise to the level of taking apartments and houses off the rental and buyer market when housing costs are in a crisis zone. No economic boon to the city can recoup the harm done by short-term rentals of residential housing.

As a new faculty member it was crucial for me to stay in short term rentals to get a sense of different neighborhoods.

I think education is key. It would be beneficial to educate the STR owners of early indicators of problematic guests and safety. . It may not always prevent parties & criminal activity, but it will help. I think having at least a 2 night minimum may be helpful also. Usually, problematic situations happen with 1 night stays. I think safety inspections should be done on the homes before receiving permits. There are so many concerns many owners do not consider. (Railings, containers for cleaners, tripping hazards are a few examples)

I have less of a problem with people that rent out a guest house or a bed room. As long as they live there, I don't like it, but can understand it. What is unacceptable to me is a short term rental where the owner does not live there. This is a hotel, and should be illegal. There is one two houses down from me and there are different people there every day.

No STRs

Short term rentals kill neighborhoods, falsely inflate home prices, and are impossible to monitor. Keep them in rental complexes, but out of family neighborhoods. I live where rentals are prevalent & not one tenant tends to their yards. Not one. Short term rentals turn neighborhoods into run-down areas. I'm a big NO on them.

By allowing an excess of short term rentals in areas that would otherwise be primary residences, it takes away from housing available to locals and drives up the cost of real estate. Cheap housing is a necessity for lower income individuals and if there's a desire to keep small businesses open, they need access to cheap labor. Labor won't be cheap if no one can afford to live here. If anything, many neighborhoods should be zoned in a way that don't allow short term rentals at all, only long term rentals or owners, i.e. people with a vested interest in the property, including its care and appearance.

I live next to a STR and several others, and have experienced fewer problems with the STRs than with the LTR properties surrounding me in terms of noise and property maintenance. The STRs nearby allow me to have friends and family from out of town to stay in Denton within walking distance of my house and experience one of Denton's beloved neighborhoods, as opposed to staying in an impersonal hotel in an unattractive part of town along a major highway.

Seeing how short-term rentals decimated southern California and their already bad parking/ownership I highly advise against short-term housing and should anything pass allowing it I hope all HOA and apartment companies amend their rules to disallow short-term rentals.

We need to discourage short term rentals as it takes away from the ability of private citizens in Denton to be able to both afford rentals available or purchasing a residential home in general. At this state in the city's development we need to prioritize the individuals living in the city rather than the outsiders coming in. While we should welcome them, if we prioritize those not living within the city then we are not serving our citizens the way we deserve to be served.

More short-term rentals reduces affordable housing opportunities for Denton residents

The main attraction to staying in a short term rental for us when we first visited Denton to see the UNT campus and meet faculty was being able to find somewhere that was walkable to the square and walkable to UNT. We found a lovely Airbnb on West Oak and moved here a few months later renting a house one block away. The whole point of short term rentals is that everyone can find exactly what they

need and no more. I have one friend who a pianist who has played both the Royal Albert Hall and Carnegie Hall. He searches for Airbnb's with specific pianos to practice on. Other friends search Airbnb's with outdoor space for their pets and wouldn't consider any place that doesn't meet their needs. Others search for Airbnb's with a Peloton fitness bike. That is the whole point of Airbnb. For my wife and I, we want an affordable place walkable and have no desire whatsoever for parking spaces. If someone wants to have a short-term rental with a parking space because that's what people want, then let them serve that crowd. But if they want to have a short-term rental without a parking space as not everyone wants a parking space, let that market be served too. If certain guests need 10 parking spaces, they can search for properties that meet their needs. And if guests don't need a parking space at all because they are visiting faculty with no desire to drive as many faculty feel, they should be allowed to search for that and not overpay for things they don't need, grand piano, peloton bike, or parking spaces for cars they don't have. That is fundamentally the whole point of this generation of internet websites. People can search exactly for what they need. A parking requirement for Airbnbs is non-sensical, no more than a grand-piano requirement, a Peloton requirement, a lap-pool requirement, an outdoor bike stand requirement on all residential properties or any other nonsense requirement. If people want a parking space, let them get one and if they don't want one as they have no need whatsoever for a parking space, don't force them to pay extra for something they don't need, don't want or won't use.

I know there are several short term rentals in my neighborhood. They have been fine. We have much more issues with regular rentals and their tenants. I'd honestly love to see every rental around me replaced with short term rentals, just because they've been so much less noisy, less parking issues, and less crime brought by them compared to the long term rentals, like 1005 Panhandle

Ban them completely. They price residents out of housing.

Do not allow corporations to buy up residential properties in Denton. It destroys the character and makes it difficult for the residents who make Denton desirable to afford to live here.

Denton has so much to offer because of the people who live here. I acknowledge the need for lodging options near downtown, but I don't have any interest in encouraging more short-term rentals to pop up here.

The short term rental business began as a way to allow folks with extra space to offer it up to someone needing that space. It was friendly, local, and allowed both parties to benefit. However, greed can turn anything sour, and that's what we are seeing in communities all over the country where STRs have been allowed to swallow up towns. I do not want to see large companies owning and renting out numerous short term rentals all over Denton. This would make our town less family friendly. I don't have an issue with people having the right to rent out property they own, but there is a reasonable limit, and our community members have a right to have a vote on that. We also deserve to have a say in what constitutes a short term rental. The more frequently renters move in and out of homes, the less likely neighbors are to get to know them. A huge problem we have today is we do not even know our own neighbors. We are all busy people, and that's ok, but adding high turnover to neighborhoods is only going to decrease Denton's sense of community at a time when we need to get to know each other and be able to care for each other the most. Rotating families and individuals through homes will diminish a lot of the heart that makes Denton an awesome place to live. Whatever happens, there must be full transparency to residents and renters. When we travel and use short term rentals, we often wonder who actually OWNS the place, as it seems those managing the rentals are NOT the owners. This isn't all bad, but I want to understand if I'm renting from a large property management company, or a local who lives here and has the community's best interest at heart. Whole subdivisions are being bought up by large corporations who are not local, and do NOT care what happens to the property or the community; they are simply in it to charge a high rent and turn a profit. Lately we've heard of private equity companies snapping up properties en mass in many new construction neighborhoods here in Denton; these aren't considered short term rentals, but last we heard, nearly 40% of Denton's single family homes are owned by corporations. And STRs can be a huge contributor to that rate rising. The city must be ready to set up databases for residents to see and understand who owns the house, apartment, or duplex next door. We should be able to see how many other properties this person/company owns, and that number should be fairly limited, in order to protect the integrity of our amazing city of Denton.

Short term rentals remove housing opportunities from current residents. While it would be good for occasional times where local hotels and similar accommodations are overwhelmed (graduation seasons, college move in times, NTFR season), putting the hope of a few times of short term rentals ahead of housing for many in town for long term ks a shortsighted mission and one I hope my fellow

Dentonites do not support.

Short term rentals should never be allowed. They drive up prices for "investors" that do not take care of their properties while denying the chance for first time home buyers to get their home and contribute to the community.

Prefer no short term rentals in any established neighborhoods

With the number of college students we have, as well as the number of people that would like to live in Denton and commute in to dfw because of our location, I don't think short term reants have any place in Denton. These only benefit the owner, and only slightly more than a typical rental house will, and have far less oversight than your typical long term rental. Personally I would not want to live next to house that has new "tenants" every week. As apposed to the typical renter you can get to know and become actually become neighbors with.

Short term rentals should not be allowed in communities that pay HOA fees and who strive to make their neighborhoods a safer place to live. Strangers coming in and out too frequently endangers us all and our property values.

The affect on housing and rental prices cannot be denied. In long term rentals, both of the ones near my house are owned by companies from only not in Denton, but not in Texas. You can see how other cities have seen dramatic increases in prices

Property taken care of properly, no damage or affect to neighborhood and ability to revoke said property when there are numerous violations and complaints.

As elderly widow chose to live in safe neighborhood and no longer feel safe with unknown people renting bedroom for \$40 nightly. It's also against our HOA regulations that I bought property in expecting rules and guidelines to be followed.

While they may seem like a good solution to housing issues, you are just slapping tape over a fire hose. Housing issues in Denton need to be addressed from the bottom up. Providing housing for our

homeless or providing resources for those at risk should be more important than property owners wanting to gain extra income.

STOP allowing short term rentals, it's driving up inflation in the housing market for EVERYONE

I have explained my belief that short-term rentals do not belong in residential neighborhoods in Denton. That said, if short-term rentals are allowed to exist, then there should be strict regulations established to go along with them in regards to noise (no parties), number of occupants, lighting, parking and property upkeep. To this end, there should also be an expectation to surrounding property owners that there will be a reasonable response time from law enforcement for violations and a system for fines and license-revocation for irresponsible short-term rental property owners.

Many students and their families come to Denton to visit or to audition at TWU and UNT, the cost of hotels in Denton is very high, and we are short changing those people who have a reason to come to Denton but who cannot afford those hotels.

Limit of 2 vehicles. Quiet time after 10pm. No parties allowed. Require trash recycling.

Until rent in Denton is reasonable for its full time inhabitants, I have no interest in seeing more short term rentals and more money going into the property owner pockets while Denton residents pay ridiculous amounts for poorly maintained spaces and less than caring landlords

Owners should be required to post all restrictions such as maximum occupancy, quiet times, parking, etc. in their on line offerings for short term rentals

I don't want short term rentals in our neighborhoods, put them in hotels.

They should not be permitted. There are plenty of short term lodging options existing in town. Short-term rentals reduce the sense of community, and only exasperate the widespread supply issue of affordable permanent housing in this country.

Please put a stop to this nonsense. Venture capitalists make money on the companies that coordinate these with no concern about municipalities or local residents. Do not allow rental scooters or self-driving cars either.

I am absolutely not a fan of Airbnb and the like. I feel like those kinds of properties invite disturbances, violence, visitors who don't care about leaving their trash around the neighborhood, and they drive up the price of rent on an exponential basis. I feel like the nearly unaffordable housing costs in North Texas have, in part, resulted from these kinds of properties. If I had my way, I wouldn't allow them at all, but I understand that some folks feel differently, and I am willing to compromise.

owners are taking low rent long term properties which Denton needs and turning them into short term rentals to make more money in turn hurting low income families

I am totally against short term rentals in Denton

I feel short term rentals should be confined to tourist area with mostly vacation homes and rental for vacations. That is NOT Denton. That said, I do not like governments limiting property rights.

6 month a longer rentals only

Limit the number of people, and cars a rental can have

Short term rental are hotels. Put them next to hotel zoned areas of Denton. Do. Not allow them in Neighborhoods. It is a scary thing to wake up to a new set of neighbors each week.

The city will be making a huge mistake if they allow this to happen.

Certainly need regulations but they should be pro property rights and pro Denton. We need to make Denton convenient for all to visit.

The city can't possibly control short term rentals with existing city services. The city is better off servicing existing Denton residences by not allowing short term rentals. Don't give in to the few and not honor numerous of your true residents that live here in Denton and make this a great place to raise a family.

I don't want any in my neighborhood!

Short term rentals have caused property values to increase, negatively impacting existing neighborhoods via property taxes, and caused me to reconsider plans to buy a house here knowing I won't be able to compete with the much higher offers multi-property short-term rental owners and leasing companies can do. I think allowing it other than the absolute minimum is a dangerous precedent that will see good chunks of Denton sold off and die, similar to what's happened in College Station in the last 3-5 years.

Denton should enact the same laws on this issue as Dallas. They got it RIGHT and for all the right reasons!!

We would eventually like to rent out only one to two bedrooms... at times.

They are a danger and unsafe for anyone with kids & a nuisance to adults and families in the area working to keep their property decent and safe.

I do believe one or 2 per person is best. I have heard of a few investors buying many homes in the same neighborhood, which is not fair to the rest of the community.

Do not allow them

Didl stressing when you're quiet neighborhood turns into party central every weekend. Finding items used for drugs, used condoms, can't get through your neighborhood because cars are blocking the street. Police called and nothing changes. Shots from a gun fired and noise

increases. Once again, police called. Nothing changes. Still loud partying, underage drinking, etc. Do not feel safe anymore in own home.

There should be more short term rentals in Denton.

Major complaint is a house with 2 car driveway being used for parties that bring 20+ vehicles

If someone owns their property then you should not tell them they can not rent it out, Government always trying to control private property is never good.

Short term rentals can be a big benefit to local businesses and the community.

!!!!!!!Couldnt enter zip code correctly on survey -- should be Denton, Tx 76210 Public registry maintained of short term rental properties in the city. Greater law enforcement visibility when number of rentals exceed some standard. Annual city inspection of property to insure property is maintained and safe.

No issues with STRs as long as rules are in place and managed properly

We have never had a bad experience staying in a short term rental. We leave the property clean. Take out the trash and always leave feedback about the host on the rental site. Communication is the key. We have 2 rentals booked for the near future. I can hardly wait to travel.

I think they should be allowed but limited with certain conditions: Renting a guest house on your own property should be OK. Renting out one or more of your bedrooms should be OK. Parties should be prohibited, Noise should be kept to a minimum. Parking should be carefully regulated. All STR's should have video surv.

Denton wants to become the largest Non Owner Occupied Housing city. When it does, the decline in quality of life in Denton will become

even more apparent than it is today! I pay Taxes, Renters do not!

Short term rentals can be very good for a community as long as they have some basic rules in regards to parking and quiet hours. And those same rules should apply to long term rentals as well....

ident

Your application does not allow me to respond to #: 11, 12, 13, & 16.

Both the council and staff forwarding these proposals have yet to clearly elucidate what problems they are hoping to solve by entering into the regulation of short-term rentals, apart from perception problems raised by certain residents. As such, it is difficult to address these regulations in a data-driven way, as should be the case with all policy in our city.

Please do not allow STR in residential areas

I have small children. The world is scary enough without a revolving door of strangers staying in our neighborhood. They don't receive background checks, they could be anybody. I would prefer NO short term rentals allowed in ANY residential neighborhood.

Residents hold wedding and homecoming parties, make noise, jam neighbor parking lot all the times.

Short-term rentals should not be allowed in residential areas with no easy access to a major tourist attraction or economic/entertainment hub.

No

From the nextdoor app discussion where almost everyone not a host or owner hates them and thinks they are bad. Anyone allowing these to come into residential communities is asking for trouble. people will be hurt neighborhoods will revolt, gang activity will abound, drug dealers love these Prostitution will now be in the house next to your and woman are being trafficked. Once you live the experience you

will see that this is insanity The airbnb next to my at the neighboring home has been shut down. They cant get past town requirements 4 permits and other issues. It has been vacant for about a year now. Yes, I should have used my gopro to record illicit activity but with the Thugs, lowlifes and seemingly gangster types who looked like they were packing at times with something down their pants I decided to not even go outside at all because I felt that at any time the bullets were going to start flying. . It is quite different when the mayhem is actually happening. There were at other times older men with what looked like teen girls at least 2 times. Lots of visitors. likely trafficking, I think. I could smell the weed and observed behavior of extreme drug intoxication. It is the perfect setup for them to get away from places that the police target for drug trade and trafficking. In reality some people were very respectful and obvious to me just good family folk needing a house because they had a family get together or some other event. One very nice family stayed for about 2 months, they were pleasant and waiting for their home to be finish being built they had 2 small dogs and kept them quiet and controlled on a leash when needed. It was that 20% that were either inconsiderate , noisy, keeping late hours, playing loud music. screaming late at night or just sitting out back on the porch at 3AM having a conversation but laughing and alerting my dog since it was maybe 20 feet or so from my bedroom window. The person who put his german shepherd into the storage building that was up against my fence line and let it bark night and day very loud also had taken that same dog out front unleashed and was beating the dog HARD. It was very upsetting dealing with the scum of the earth during that time. I will add the photos of the storage building illegally placed which was advertised as additional living quarters. I won the battle and town had them remove that thing from the property.

Airbnb and the like have only made it harder to own property as everyone with money have bought up everything around and raised the price an exorbitant amount. These rentals should be limited.

They all need to pay hotel occupancy taxes. If a STR is not collecting and paying hotel taxes, than they should not be allowed to operate.

Short Term Rentals might work in a vacation destination (beach/mountain/beach/Orlando), but the ones we stay in are "short term communities". When ALL of the homes are STR, it's better, as it keeps the crime/parking/noise/etc all in one area.

We already have a housing shortage here in Denton. Limiting short-

term rentals throughout the city would be a great move in my opinion. If people want to provide their spare bedroom as a short-term rental, I see no problem with that. But otherwise, tourists should stay in a hotel or with family so more folks can afford a home. Thank you.

I would prefer accepted applicants be a Texas resident or Texas company, no out of state entities.

Keep commercial businesses on commercially zoned land...not in out neighborhoods!

It takes away from the beauty of getting to know your neighbors when the house next to you has a new person there every week. It also limits the available rentals for residents in an already very stressful market. We don't have enough affords housing options for families.

Because of the income I've received from short term rentals, hundreds of guests have experienced the charm of Denton (and many have returned), I have the funds (and incentive!) to keep my property well maintained and looking nice for the sake of my neighborhood and future guests, I have been able to renovate the home while preserving its original Craftsman glory (which is attractive to guests!), and visit my own family in town when we don't have guests. My entire street is beautified and lifted up by our home, and this level of upkeep is only possible because of the income we make from our short term rental. We have never had any complaints or disturbances with neighbors.

NO. We don't need trois in residential areas

1) Airbnb no longer allows parties or events, VRBO and other STR should do the same. 2) Require owners to provide neighbors within 100 ft their contact number and Airbnb's contact info for filing complaints about how a particular STR. 3) If a neighbor complains to the owner & get no response, they should be encouraged to file a complaint to Airbnb/VRBO, etc. If the neighbor does not receive a response or the problem continued they should be encouraged to file complaint with the City of Denton. The city should have a policy outlining this process; include that the StR owner is fined if the problem the neighbor complains about is not corrected.

Your survey is poorly worded. Instead of "unsure", it should read "no change" or "none" or something. Unsure make me sound indecisive, and I have very definite opinions.

I beg the City of Denton to understand that we do not need more short-term rentals for accommodations. If the city wants to bolster our economic appeal for tourism, it should focus on public transportation and infrastructure to make it easier to get to and from Downtown/areas of interest from the various hotels we already have. There is no reason to use housing that could go to families/individuals in order for landlords to make more money than they already do, all the while not maintaining the properties they already have.

I feel strongly that the property owner needs to have a personal interest in maintaining the property and living with the results of actions taken by renters. Allowing people to live remotely and run a rental property that the owner does not have a personal stake in will invite abuse. Placing fines and penalties on the non-resident owner will not discourage people who are only interested in the revenue stream.

No comments

Anyone who has thought it through would prefer a short term rental next door vs an empty property. Vacant property draws rodents , thief's, squatting, deterioration, drugs , and crime . It should be up to property owners how they use the property they worked for , pay tax on , and own ! It should be up to the property owner to set rules , monitor compliance of rules , and enforce rules . A better deterrent to noise and other concerns would be a fine from the city if owners fail to enforce rules , thank you for allowing input .

I think if a person went to the energy and expense of buying, owning and maintaining a house, they should be allowed to use it for short term rental purposes. If they are concerned with bad behavior, simply require a security deposit. If they break the rules, they lose their deposit. Also, check their reviews before renting to them.

It doesn't matter if its short or long term rentals. There are already laws and ordinances that have to be abided by and enforced. No need to create a solution to a problem that doesn't exist.

Streets are already too narrow for emergency vehicles when property owners park extra vehicles on the street (teen drivers, etc) without adding more cars for people renting space in those same homes.

Do not allow short term rentals within areas zoned reside. Short term rentals are businesses period.

It is already increasingly difficult to find affordable housing due to developers and investors buying up multiple properties, often not taking care of them or their tenants. If short term rentals become popular, there will be less housing and less incentives to keep housing livable. Growth and tourism are wonderful, but not at the expense of the current residents.

there should not be any short term rentals allowed. 6 months or more should be the requirement

Short term rentals should not be allowed within residential neighborhoods, we have plenty of hotels for people to stay at when visiting!!!! Whoever is approving these accesory structures & developing every inch of land needs to stop! We need preservation of green space, more parks, trees, trails, less development.

Limiting the number of properties an individual can own as short term rentals is more important than a broad policy for all short term rentals. Many of the potential issues from the above questions will depend on if the property owner/managers are part of, and responsive to, local community needs. Also prevent companies from buying properties for short term rentals. Only allow individual property owners with Denton or surrounding county addresses to own properties for short term rentals.

I don't think the city needs to over-regulate this. Property owners should have the freedom to rent out their dwelling, and it's up to them to maintain their property. As I mentioned, ST Rental companies have many of their own regulations in place encouraging both respectful guests and appropriate accommodations. Bad guests get bad reviews and don't get invited to future rentals. Bad hosts get bad reviews and people don't stay there.

There have been multiple articles in newspapers and magazines about short term rentals especially in Dallas and Austin, there have been many problems those cities are trying to work with. Being a college town, I feel these problems that they have spoken about will increase.

I don't have a problem with short term rentals. The issue will be if there is not appropriate infrastructure to support existing residents, plus traveling guests.

The more short term rentals are allowed in our area, there will be less affordable homes for low income or first time home buyers. It will turn our neighborhoods from a neighborly communities into a money making opportunity for a few who may not even live in or care about our communities.

Decline. This should not be an option.

I don't think short term rentals should be allowed in HOAs unless the property owner resides in the home for the majority of the year.

I never was concerned about STRs until I read about the problems in Carrollton/Plano and would not want to see that here.

Most of the people I have come across in the short term rentals are families or couples traveling. I've not met one that had any ill intent.

As an investor, I'm considering buying a short term rental; however, there are certain neighborhoods I believe are best suited for this and those would be downtown and around the universities because they're already mostly rentals. I also believe 10 guests are too many, regardless of the size of the property because of the increased noise, cars and trash. I think there should be a maximum of 6 guests per property. In a tourist-heavy city like Branson, MO you have whole areas of condos and cabins that are short term rentals and they're not in single family neighborhoods. We don't have that here in Denton so you're basically turning existing homes into vacation homes. It's not going to go over well in most neighborhoods.

Look into limitations for LLCs from operating short-term rentals.

We enjoy AirBNB and VRBO units while traveling. They enhance our experiences learning more about each community and the hosts as we travel. Denton could certainly benefit if this type of lodging increases here.

Limits on # of persons per bed

1. Inspections of the properties requesting permit to STR should occur prior to granting the permit and at the beginning of each annual re-registration. 2. Establish sizes for parking spots similar to retail and commercial businesses. 3. There must be a mechanism to investigate and record violations to the permit conditions. A police report is ineffective because not all permit violations are criminal offenses and will not be recorded by the police, i.e. use of the STR for throwing a party is not illegal. Each of the permit conditions should have a stated method/ contact for neighbors to register violations. A COD response contact and timeframe to logged complaints should be stated. 4. Most problems with STRs in a residential neighborhood will occur outside of normal business hours and need a 24 hr. response to address violation concerns. Allow photo documentation by neighbors or violation report calls to count toward the permit revocation criteria. 5. The registration/ permit process should not include an owner provided sketch of the subject property. Require submittal of the property information from DCAD which is easily available, more accurate, states the number of bedrooms to determine parking required and confirms any ADU is legitimate and on the books. Taxes lost from illicit structures offsets any economic benefit the rental sales tax would provide. 6. Unregistered STRs should have an accompanied penalty to discourage non-compliance. Why would anyone register and be subject to requirements until they are caught. 7. Require the owner provide the mechanism/websites the property is advertised on. 8. The COD should publish registered STRs as a service to potential guests, property owners and to allow neighboring citizens to know if an active property is registered. This would not create a risk for the properties any more than it being listed on a website. If a concern, have the list be available only after registering to access.

- Priority should be provided for neighborhood density, safety, privacy, traffic, and aesthetics. City of Denton is creating opportunities for slums that decreases property value.
- Parking for STR needs to remain on the property site. Additionally, sizes for parking spots can

be established like retail and commercial businesses. • In the interest of transparency and convenience, STR registration should be attached to DCAD as specs for the resident/property are already in an organized system and the structures can be taxed appropriately. • The registration/permit process should not include an owner provided sketch of the subject property. Require submittal of the property information from DCAD which is easily available, more accurate, states the number of bedrooms to determine parking required and confirms any ADU is legitimate and on the books. Taxes lost from illicit structures offsets any economic benefit the rental sales tax would provide. • Unregistered STRs should have an accompanied penalty to discourage non-compliance. Why would anyone register and be subject to requirements until they are caught. • At the meeting on Thursday, August 17th, it was reported that Compliance for STR is the priority. Compliance cannot be attained without Enforcement. Requesting enforcement be coupled with compliance. Examples were provided of police notification of incidents at STR without follow-up on the calls. • Most problems with STRs in a residential neighborhood will occur outside of normal business hours and need a 24-hr. response to address violation concerns. Allow photo documentation by neighbors or violation report calls to count toward the permit revocation criteria. • There must be a mechanism to investigate and record violations to the permit conditions. A police report is ineffective because not all permit violations are criminal offenses and will not be recorded by the police, for example, use of the STR for throwing a party is not illegal. Each of the permit conditions should have a stated method/ contact for neighbors to register violations. A COD response contact and timeframe to logged complaints should be stated. • It was also mentioned at the August 17th meeting that STRs are not a business. Clearly, a fee for a service is a business and should be taxed and monitored as such. • Permits and Enforcement of STR should be tracked at a public City website. • The City of Denton should publish registered STRs as a service to potential guests, property owners and to allow neighboring citizens to know if an active property is registered. This would not create a risk for the properties any more than it being listed on a website. If there is a concern, have the list be available only after registering to access. • Require the owner provide the mechanism/websites on which the property is advertised. • Inspections of the properties requesting permit to STR should occur prior to granting the permit and at the beginning of each annual registration. • Currently 300 or more STR in COD. Recommending the COD place, a limit on the number of STR allowed.

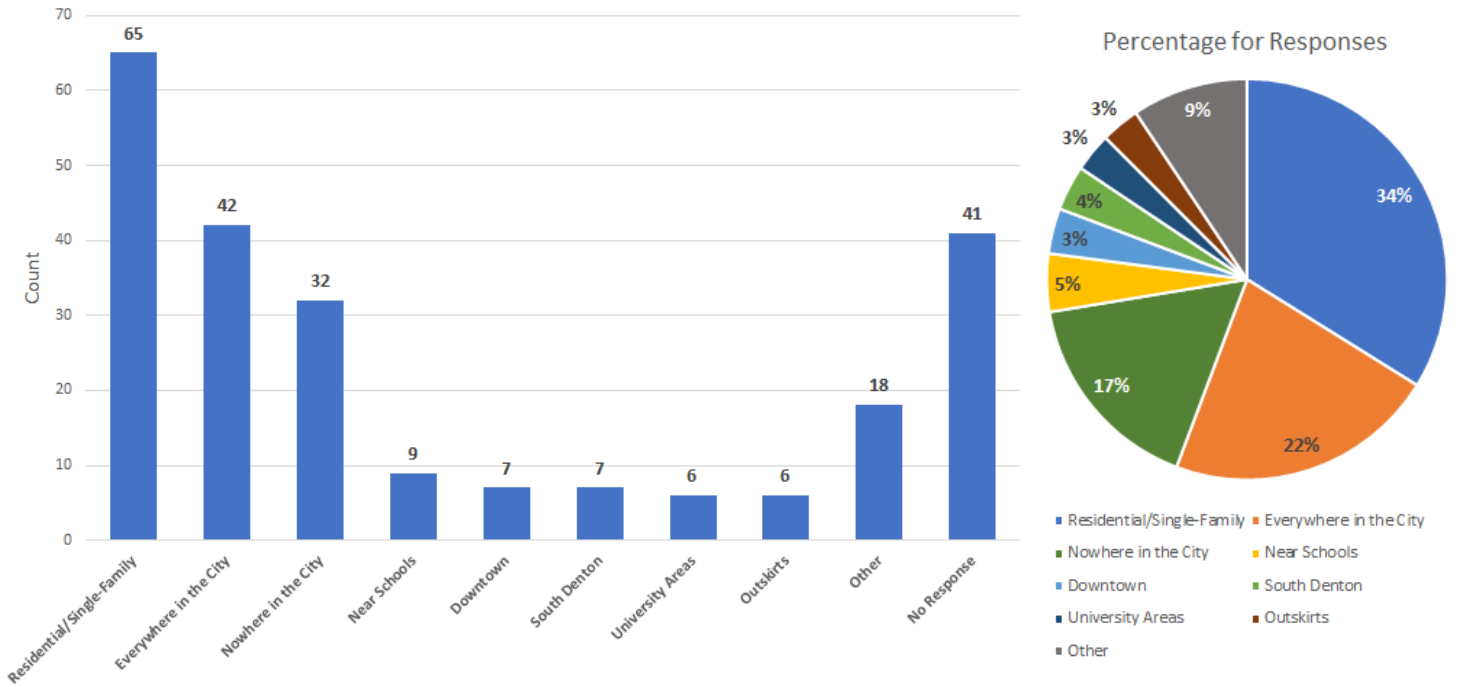
Our HOA wouldn't allow it so I am not worried about my neighborhood. Not sure if there is a market for it here in Denton. I rented a few in Colorado and New Mexico and they were well taken

care of.

Optional question (123 response(s), 101 skipped)

Question type: Essay Question

Q12 What areas of the city would you want to see fewer short-term rentals?



Q13 What areas of the city would you be fine with seeing more short-term rentals?

