

City of Kyle P&Z Survey on Short-term Rentals

What regulations do you think the City of Kyle should impose to allow short-term

Answered 184

Skipped 329

Respondents	Responses	Tags
1	Noise regulation hrs	
2	No maximum night requirements in mixed use or commercially zoned pro	
3	Occupants per home	
4	If there are more than two complaints about a residence then they should	
5	Registration of renters with the city and fines for the owner for noise comp	
6	I don't know	
7	Registration with city about who is staying where and for how long. Insuri	
8	Third party managed	
9	Parking restrictions	
10	That the property owner renting short term use an established company t	
11	Fire extinguishers	
12	Age restrictions (Don't want a bunch of teenagers renting out a vacation h	
13	• Establish occupancy limits based on size of domicile being rented. • Rec	
14	I live in Plum Creek, and the long term rentals are not properly being take	
15	Subject them to same tax as hotels.	
16	Limit proximity to existing neighborhoods,Require MANDATORY complia	
17	I think it's fair that hotel taxes be collected on STR's and that they receive	
18	Consider terms of rentals/leases, length of rentals, and location.	
19	Collect hotel/motel tax	
20	Registration.	
21	Register with city, small occupancy tax, track any noise violations, have c	
22	Make them renewable every two years pending any complaints.	
23	Not sure. My priority is maintaining neighborhood safety, cleanliness and	
24	Clean background check	
25	The length of time, if allowing the use of RVs and trailers, there most cert	
26	Any renter should have rules of conduct for the neighborhood, no house p	
27	Short term should be no longer than 1 month rental.	
28	Should not be allowed in neighborhoods that have an HOA.	
29	Homeowners ultimately responsible for the actions of renter's. Limit the n	
30	1) Parking limitations. 2) Short term rentals that should be allowed are rer	
31	Three main regulations:1) Do licenses that can be approved at the admin	
32	30 days maximum rental and same taxes and regulations as those which	
33	Pay HOT	
34	How many people per square foot. Noise ordinance. Not close to schools	
35	Limit number of renters allowed, limit to so many days out of the year, res	
36	Registration, licensing	
37	# of people allowed to occupy residence, # of vehicles allowed along with	

38 City pre-approval, certification (at owner's expense), taxation of individual
39 The ones in Boston sound like a pretty good start: <https://www.boston.gov>
40 Could make it mandatory for background checks
41 Length of rental, tenants should follow HOA guidelines
42 Not sure
43 I am not sure.
44 Can only rent for a period of no more than one year.
45 Short term renters go through a background check before renting period |
46 Off-Street parking.
47 One time license of \$100 and annual renewal for \$25 | regular city ordinance
48 Limit number of guests to a reasonable number to discourage huge groups
49 Maximum number of nights/month to rent out so there isn't a revolving door
50 If HOAs have restrictions regarding short-term rentals, those restrictions :
51 Limit # of guests; limit # of vehicles; no street parking; no pets/animals
52 Hold home owners responsible if City of Kyle laws or HOA rules (if applicable)
53 Annual permits, limit number of permits to a % of homes.
54 Noise control, parking issues
55 time limits, no. of people limits, sound/number of cars limits
56 Length of time rented, respect for neighbors, parking and curfew,
57 Which sites, number per household
58 Cannot cause additional issues with congestion, traffic, parking, etc. the city
59 Parking, noise,
60 A vetting process followed by an annual fee. Owner must live in the immediate
61 Percentage paid directly to the city to relieve debt
62 Na
63 owner & renters knowledgeable of city codes and/or HOA codes, esp noise
64 Annual permits issued based on inspection of rental and proof HOA have
65 Whatever is needed to protect the neighbors
66 The rental property should comply with all current safety and ADA requirements
67 Restrict the length of time to two weeks.
68 Parking control
69 1) Application and fee. 2) sales/hotel occupancy tax
70 Short-term rentals should be an occasional option, not a full-time (commuter)
71 Not sure but if totally unregulated like with most things people will find a way
72 City license, fees per year, regulations - fire extinguisher, smoke detector
73 It should not be housing that otherwise could be rented out long-term or so
74 Keep an eye on things for illegal activities to make sure it's not some kind
75 Only certain areas can allow for short term rentals. Also, background check
76 Allow for a total of 6 weeks a year
77 Number of people in short term rental, only certain properties/locations. City
78 Follow neighborhood rules and regulations
79 Enforce City ordinance violations No sexual offenders (background check)
80 Number of renters at any given time Registration of property on short term
81 number of people ages of people number of vehicles vs number of people

82 inspections to make sure they are safe limit days to rent, no more than 10
83 Require a license or that the home owner acknowledges legal responsibility
84 Time curfew restrictions for the neighborhood it is in that would be enforced
85 Local responsible contact to be present at check-in, check-out, to schedule
86 Register the rentals and apply a small tax. Fine violators.
87 Make clear rules regarding tax (collect or not, but don't make it ambiguous)
88 A rental agreement with code of conduct rules with things like any inappropriate
89 Limit size of group. Insure KPD will follow up neighbor complaints and correct
90 The same as if the place was being lived in by the home owner and no more
91 Noise, parking, number of people allowed in the home, number of days a
92 Make sure it is a short term
93 Zoning near business areas so renters can easily access necessities.
94 There should be some pay into hotel occupancy fund.
95 Issue permits & limit to how many permits issued.
96 No long term, short term rental houses. Make it so a house cannot just be
97 Length of rental
98 Hold the property owner liable for all legal issues that may come up. That
99 A limit on them so that they don't affect residents of Kyle finding affordable
100 Quiet hours after 10pm just like a hotel. Limit the number of people allowed
101 Noise terms and possibly number of times a rental can be used in a time
102 Renters should have to follow HOA regulations, you should have to pay for
103 All regulations that are enforced on residents. Main concerns are noise, parking
104 The amount of time individuals are allowed to have their property in a short term
105 Require owners of short term rental properties to register with the city for
106 Only for short time periods, like Airbnb weekend stays. Not month to month
107 Screening of potential short term renters Background check and reason for
108 I have a misdemeanor but I do believe in background checks for certain felonies
109 Limit the Number of persons allowed during each rental
110 Noise regulations, limit number of cars per residence, no parking that blocks
111 number of people who can stay in a certain sized home, number of vehicles
112 Not allow in residential neighborhoods with where individual homeowners
113 Background checks on all guests Limit of 2 rooms available for rent per house
114 The hoa should have final decision. It is only fair to residents
115 Occupancy Tax, such as hotels have
116 Noise, pets, cars
117 Length-define short term, must own property
118 Permit fee. So far away from other homes nearby.
119 If it is your own home and you are renting or swapping it for a vacation/ short term
120 Application fee's and i agree to the 1% of income generated by such.
121 Follow noise ordinance, city tax
122 4-5 day max. Have to eat in Kyle at least 1 time. ??
123 adequate parking, owner occupied only, hefty license fee, yearly review, insurance
124 Must be less than 30 days and only during big festival times like ACL, SX
125 Obtain all identifiers on subjects that will be residing at the rental property

126 Not sure
127 Nouse ordinance, amount of people per residence per night
128 Use permitting to restrict to a small percentage of residences, perhaps .5
129 Follow all noise regulations. Parking regulations.
130 Many short term rentals require age restrictions (over 25 for instance) and
131 Same type rules we all should follow
132 Owner in town, inspection, alert neighbors.
133 They should pay hotel/motel taxes on the income from the rental
134 I'm not sure. I would need to do some research on how other cities handle
135 Limit the number of guests, place parking restrictions (maximum number
136 Truth in advertising. Posted rules and regs Enforceable rules HOA like the
137 Signed Contract with copy/link of pertinent city ordinances: noise, litter/tra
138 Different regulations for owner occupied properties and whole house prop
139 Ensure they are short term/vacation type rentals similar to Airbnb and ha
140 time range amount, a tax, and consideration of if the person is only using
141 Permits for usage of home as str. Enforcement of city noise ordinance. C
142 I'm not sure. Probably some limits. Like, you wouldn't want a place that v
143 A tax or fee should be applied to the owners of a short term rental that is
144 taxes /safety /term limits
145 Not sure since I have no experience with them, just think that we shouldn
146 Hefty deposit so not just anyone can rent the dwelling. Perhaps a soft bac
147 Health issues, vice issues, human trafficking issues, parking issues.
148 Consideration of existing rules/HOA regulation in neighborhoods. Noise li
149 Noise, maximum number of vehicles, maximum number of people, trash/i
150 No more than 30 days, and adhere to the city quiet time. If not stricter fine
151 Not allowed if it results in citations or complaints from neighbors or if it hir
152 Not sure
153 The amount of people at any given one. Adequate parking for the number
154 The City of Kyle should impose the number of people allowed to stay in a
155 Limit number of tenants/cars
156 Require a permit from the city
157 Limited length of stay.
158 I would like to see it limited to special occasions and holidays. Not year rc
159 Limits on number of occupants per room/size of rented space.
160 Apply a tax and use it to help lessen the homeowners here that are gettin
161 Limits on the number of guests allowed, require that they receive informa
162 I'm not familiar enough to advise. But keeping noise down and parking cl
163 Noise time limits
164 Occasional rentals should not be discouraged. But someone who buys a
165 Possibly a minimum stay
166 Not sure
167 Limit amount of people allowed to rent out a house. Noise, parties
168 Background checks, rules regarding noise
169 Use should be restricted to business or vacation purposes, with some kin

170 Keep them out of single family zoned neighborhoods. Apartments and mu
171 Limit the number of short-term rentals allowed. Limit the number of days
172 Use a company such as Airbnb that collects a fee, reports the income, pe
173 Total number of occupants Reporting annually regarding number of renta
174 Make neighbors aware. Claify noise, parking, length of stay.
175 Check Deed and HOA restrictions
176 Make sure the owners actually live here or have a property management
177 There should be a contract signed by all parties just like a long term lease
178 Set timeframe to qualify as short term rental; limited the number of occup
179 Prevent STRs exclusively as investment property in single family neighbo
180 Not sure
181 HOA led communities should have some say in the matter, whether short
182 Contracts, terms of stay, owner responsibilities, insurance requirements
183 Noise, parking, parties...
184 Limit number of people, control parking, maybe age restrictions, like plus

rentals?

properties. Use as a short term rental shall be Unrestricted. In residentially zoned areas, in the city limits,

have their short-term rental status taken away.
complaints.

ing there is a written agreement between the owner and renter so there is no loop hole for when somec

hat allows for owner protections and accountability for short term renters.

home). A maximum amount of people and cars allowed at a property (to discourage disruptive parties)
quire those who want to short-term rent their properties to register with the City of Kyle. • Require distrib
in care of, but if they were short time rentals more maintenance & upkeep would be needed for the hou

nce with RV/mobile home standards (building codes) at a minimum. Mandatory renter's insurance, Re
permits to ensure the safety of the occupants.

city do a property inspection.

community.

ainly should be a short term rental and waste disposal options considered
parties, etc

umber of cars per rental day. This should be a permit driven process. City of Kyle should require home
ntals that evolve into a super host rating within a small window of time. Meaning that, the host uphold v
istration level (not by city council), which are annually renewed with fees in a similar set up to Austin to
apply to hotels and motels.

strict proximity to schools. Limit in areas with limited on property parking aka narrow streets no on site p

parking guidelines, noise/party regulations, registration and fees paid to the city as required and upda

l stays, yearly renewal. Make it expensive to deter people who aren't going to do it right! And monitor a
v/news/new-ordinance-creates-guidelines-regulations-short-term-rentals-boston

begins.

nces regarding occupancy and noise are sufficient, code enforcement should be responsive to neighb
ss!

oor next to neighbors.

should trump anything the City of Kyle would otherwise approve. There should be some sort of permissi

able) are violated.

owners renting short term rentals are responsible for ensuring that their tenants are not disturbing thie

diate area (Hays county). No Trust or Real Estate Management companies.

se, trash, parking, etc. & guest limit according to number of bedrooms or square footage
been paid if renewing.

ements regardless of the age of the building.

ercial property) business. We don't want to lose the neighborhood feel in our community. I wouldn't wa
way to take advantage.

; written contract with lessee/leasing company.

sold. If people want to rent out rooms in their home, that is fine, but I don't want there to be a loss of ho
l of drug house. Make sure they get inspections and permits.

ecks on tenants or use of a service that is responsible for finding high quality short term tenants.

Owners responsible/liable for community disturbances. Include a community tax.

(s) Permit/register with the city

n rental with the city not a permit Renters should abide by all city and neighborhood codes and ordinan

;

tax the rental, not the homeowner (tax should be included in the price of the rent)
ity for their short term Tennants and that they do not cause any disturbances with their comings and go
ed for any permanent resident.
le cleaning and available during rentals. City collect a percentage fee equal to hotel rental tax. City ins
s). Keep costs low for homeowners. This helps both the homeowners and the city. Review what the c
ppriate conduct /behavior includes and not limited to violence, verbal or physical abuse, violating all pa
ntact owners. Fines levied if warranted.
ore than the house can occupy.
home is able to be rented.

e for short term rentals. Allow the residents who want to rent out their houses for events do it but don't
: way the tenants will be thourally screened.
e housing options.
:d to rent pet unit at one time. No parties allowed at rental
period. I also think that people doing this should have some time of license to do so if to do nothing mo
or a license to host (minimal amt annual \$100)- proceeds to schools, maximum # if days per year per
arking, public intoxication. Also, please enforce the collection of hotel occupancy taxes.
ort-term rental state. I'm aware of a home in Plum Creek that is only used for short-term rental on AirBN
a fee if their home will be occupied or available for occupation by a short term tenant more than 50% c
ith
or needing a short term rental
elonies.

cks the sidewalk (although this already is a city ordinance, Kyle does not enforce it).
les allowed, if in an HOA-managed neighborhood, be sure to follow HOA rules
ship accounts for the majority of detached single family homes. Allow short term rentals where outdoo
omeParking on nearest side street

hort time that should be allowed. Apartment owners should not be allowed to solely rent to temporary (

neighbor approval, no city law should over ride existing HOA rules. Start out slowly with 20/25 permits
SW.
including vehicle information.

percent of residence by area/ neighborhoods and such.

d often require that the renter abide by all HOA or condo association rules. That seems reasonable.

e these types of rentals in order to form an opinion.

of vehicles), require inspections from fire department, require that the owner live in town,

icks and balances

ish, pets, fireworks, parking. We LOVE Kyle, don't want a little Austin in Kyle

erties where the owner lives off site. Regulations on events, parking, and number of guests so to not c

ive an actual approval for building permit for their rental. For example, our neighbors have a non appro

the home a short term rental, or will it be an actual residential home they live in. Our community has h

ollection of hot tax.

was rented out on Air BNB every night. But people should be allowed to do it occasionally. Especially

equal to what a hotel pays on average for a room. The average can be derived on an annual basis by

't make it totally impossible given our desire to be a destination location, but I could see that some regi
ckground check.

mitations (or enforce existing laws).

recycling and general property maintenance and upkeep. My concern is loud parties, events and things

es.

iders regular hoa expectations from being followed.

r of people, off street parking.

short-term rental (maybe based on how many rooms or square footage of the short-term rental). Regu

ound.

g hammered with increasing tax costs.

tion about local ordinances/deed restrictions.

ear.

home in a subdivision with an HOA, and rents the home out the majority of the time, should have to se

d of background check, rather than offered as a short term option to being "on the street", like some m

Multi family zones can have short term rentals because there is already an expectation of people coming throughout the year that they can be rented out. If police are called or there are neighbor complaints, people should pay tax to city since they are earning income on the rental. I understand that people need hotels, hotel taxes remitted, reason for guest stay (to address Kyle as a destination).

company local. It is frustrating to have a problem with a rental and not be able to get someone to assist. Landlords must follow all protocol used for non payment similar to a long term lease. Amounts related to size of house and neighborhoods. In other words, restrict to those homes occupied by owner.

Short term rentals are allowed or not in their neighborhood. I don't believe this is decision should be left to city.

21 or even 25.

but not in a neighborhood association, maximum 60 nights per year, should City of Kyle not increase the

one is expected to leave.

ution of an official City of Kyle Short-Term Rental Rules and Regulations document to all short-term rental
use to be rented again. They would have to register with the HOA as a short time rental and weekly drive

commended special tax on these businessesRequire specific safety minimums (shelter, internet, smoke

owners to apply and pay a fee for each rental agreement. This fee can be used to offset expenses incurred
very high standards in rental practices/housing. These "super hosts" also have the ability and should be
pay for additional enforcement of the STR.2) Apply the HOST tax to the property so that the 1% tax can

parking for residents.

ted as needed

advertisements online to catch people who are doing it illegally. Fines for those who don't go by the rule

ors of STRs | All types should be considered the same (whole house vs just a room vs multi unit) and r

ng process prior that would include my first comment as a check-off as well as a list of other restriction

or neighbors otherwise permission to have a short term rental can be revoked. Allow HOAs to determin

nt an investor to run a full-time short-term rental on my street because it would change the nature of m

using for other people causing rents to go out for our residents.

ices

ings

pection and permit required for which the owner pays. Off street parking or parking compatible with nei

city of San Luis Obispo did to enable STRs in their jurisdiction: <http://www.slocity.org/how-do-i/apply-for>
rt of this said agreement, act or acts that threaten the safety to others, loud music, repetitive noise that

allow people to just turn the house into a STR house.

ore than track issues/locations of properties.

residence allowed to avoid properties becoming Airbnb houses with no permanent resident.

JB and no one lives there as a full time resident (some of the renters have been awful).
of the year

r space is customary on locations that have minimum acreage to create a buffer from individual homec

guests as their main method of making money. This could drive up the cost of rent for local people wh

to work out the bugs and develop a process and how to fund an agency to over see. How to collect rev

cause problems in the neighborhood

ved structure built in their backyard that they rent out (long term mostly) and cause noise disturbances
otels already, our homes don't need to be 24/7 hotels as well.

since some people trade it for their own vacations. Maybe something like: no more than 100 days ou
taking the total taxes collected from each hotel and then dividing it by the number of rooms the hotel h

ulation would help keep it from being an issue

s that disturb neighbors.

ulations should also include things like "cut off times" for things like loud music or how long partying cou

ek approval from affected neighbors to ensure the property doesn't become a nuisance.

otels.

and going.

suspend the short-term rental license. Owner, not a service, must clean the property after each rental. The city should not give out the extra income because the Hays taxes are exorbitant and the city water bill is outrageous with the amount of water used.

st you.

only the CoK but a shared decision. If short term rentals are allowed, all surrounding neighbors should be notified and have a say in the decision.

he property tax, and should the City charged additional tax no maximum nightly rentals per year should

enters as part of the signed rental contract.

ive by inspections would be performed to see that the homes are properly maintained.

re detectors, etc. etc.)**Ask City Council how people felt about the RV park going in on Dacy Lane as p

urred by code and compliance enforcement.

required to cherry pick (responsible & reliable) by choosing specifically highly rated guests that should
can be used to enhance our own tourist and community events.3) Make sure that HOA's can still prohibit

es. City of Austin has a very good model for this. Also possibly make it mandatory to go through an org

no preference given to one or the other | If any taxes are levied for STRs it should be solely the propriet

is with appropriate answer choices that would determine whether or not an application should be appro

re if they want to allow short term rentals in thier communities.

ly neighborhood dynamic. A family renting out their home occasionally (when they are vacationing, etc

neighborhood standard. A certain number of violations or police visits will terminate permit. Subject to ins

or/permits/permits-for-home-owners-and-renters .

: disturbs others, annoying to others or unauthorized services, programs or gatherings. Guests will be a

owners or in condo/apartment buildings where outdoor space is solely part of a common area for the b

to need any apartment.

venue if listed on craigslist, 1% revenue is too low. Program needs to pay for itself and make a profit. P

it of each year?

ias available. This fee would the be applied to the homeowners by utilizing a web scrapping tool that w

uld go on.

I.

administration fee. If I wasn't a single person, I'd like to participate in STR transactions.

"approve" living next door to a short-term rental. If a neighbor does not approve then the resident hou

d be imposed. In Neighborhoods governed by an HOA, the neighborhood shall decide on terms and the

proposed in fall of 2017**

I be allowed to stay within Kyle's city limits. Audits and/or infractions of listings not within these guidelines
out the STR.

anization such as Home Away or Airbnb, so it is easier to monitor. Those companies ensure protection

tor's responsibility to collect and remit

oved. There should be a fee that would at least cover the administrative costs to the city while not maki

;) doesn't bother me.

pections. If rented out more than a predetermined percentage of nights annually, must apply for hotel p
asked to leave and no refunds. All renters must be over 21 years of age.

uilding and restrictions for its use is already regulated by the community. Violations of noise, trash rem

enalize those who are not in compliance and no one should be "grandfathered" in. Study how this pro

ould sort the address and the number of rooms advertised for that address. The fee would be assesec

ise does not get to be a short-term rental. There should be restrictions on the number of cars allowed a

e city shall only tax based on standards described above.

ies can be monitored & tickets can be issued for non compliance.

is for both parties. We don't want flimsy craigslist deals going on in our city.

ng it impossible to afford for the property owner. Other possible restrictions to consider could be: 1. nur

permit and follow hotel rules; likely that hotel permit not appropriate in a neighborhood. Owner must ha

oval, parking and other city ordinances are strongly enforced with fines towards the renter but also the

gram impacts the local hotel occupancy. Again, start out slowly as there is no need to rush into approvi

d on a quarterly basis and penalties for non-collection would be applied on a schedule similar to proper

t the STR property - only 1.No parties should be allowed on STR properties unless there is sufficient s

numbers of short-term rentals per block/neighborhood/any other logical geographic breakdown. 2. Num

ve good records including names, home addresses, contact information; maintain those and have ther

property owner that can cause a loss of short-term rental permit. Create a contact list/property map tr

ng a program which will clearly have unintended consequences.

erty taxes. Failure to pay taxes and or penalty fees should carry the same implication that the hotels fac

pace between the STR property and neighboring properties. You can possibly restrict the timing of allo

bers of people to be allowed in a single family dwelling above the number of permanent residents. Th

n available for inspection.

at can be looked up easily for use by potential home buyers and existing owners. Homes identifiable

re when they fail to pay their local hotel taxes. Owners of short-term rentals should also be held account

wing STR properties to times of major events like COTA, festivals, playoff games, etc. In my humble c

is is important due to the stresses put on public utilities such as water and sewage.

by displaying a permit with 24 hr contact information for the owner. Common permit restrictions that all

itable for the behavior of their guests. Too many complaints within a calendar year should result in adc

opinion, Kyle has ample hotel space so the need to short term rentals should be very, very, very low. I

short term rental owners must be willing to abide by and pass on to the renter.

ditional penalties. These measures would allow the field to be leveled for the hotel owners who cannot g

lowever, as a home owner I don't want to live next to a property that is a revolving door of strangers ne

get around the payment

