



CITY OF HOUSTON

Interoffice

Correspondence

To:

Mayor John Whitmire
City Council Members

Marta Crinejo, Agenda Director
Pat Jefferson Daniel, City Secretary

CC:

From:

Council Member Ramirez, At-Large 1
Council Member Alcorn, At-Large 5
Council Member Kamin, District C

Date:

April 2, 2025

Subject:

Item 24 Amendments 1(a), 1(b), 2, 3, 4,
and 5

Council Members Ramirez, Alcorn, and Kamin move to amend Item 24 by offering Amendments 1(a), 1(b), 2, 3, 4, and 5, as follows.

Amendment 1(a)

Summary: Place the burden to apply for a certificate of registration on the operator (which in many cases will be the owner).

Sec. 28-721.

Applicant means the operator [owner] of a short-term rental who applies for a certificate of registration pursuant to the requirements of this article.

Sec. 28-722. Registration required.

(b) Each operator [owner] of a short-term rental operating within the city limits shall register their short-term rental with the city in the manner prescribed in section 28-731 of this Code.

Sec. 28-731 (10)(c). Any change in the information listed in subsection (b) of this section shall require a supplement to the original application and must be reported by the ~~owner or~~ operator to the director within 15 calendar days after the change. Failure to supplement the registration application invalidates the original certificate of registration application. For renewals, the director shall require an ~~owner or~~ operator to reapply for a certificate of registration if information provided in the original application changes. The director may promulgate procedures and regulations regarding the requirement to supplement any change in the information listed under subsection (b) of this section.

Amendment 1(b)

Summary: Place the burden to apply for a certificate of registration on the operator or the owner.

Sec. 28-721. *Applicant* means the owner or operator of a short-term rental who applies for a certificate of registration pursuant to the requirements of this article.

Sec. 28-722 (b). Each owner or operator of a short-term rental operating within the city limits shall register their short-term rental with the city in the manner prescribed in section 28-731 of this Code.

Sec. 28-731 (10)(c). Any change in the information listed in subsection (b) of this section shall require a supplement to the original application and must be reported by the owner or operator to the director within 15 calendar days after the change. Failure to supplement the registration application invalidates the original certificate of registration application. For renewals, the director shall require an owner or operator to reapply for a certificate of registration if information provided in the original application changes. The director may promulgate procedures and regulations regarding the requirement to supplement any change in the information listed under subsection (b) of this section.

Amendment 2

Summary: As to the owner/operator of multiple units in a multifamily property, allow the director to revoke all the owner/operator's certificates of registration under Section 28-733 if 25% or more of the owner/operator's total units in the multifamily property are revoked.

Section 28-733 (b) The Director may revoke all certificates of registration of an owner/operator of multiple units in a multifamily property if 25% or more of the owner/operator's total certificates in the multifamily property have been revoked under this section.

Amendment 3

Summary: Limit the number of short-term rental units in a multiunit complex.

Density Limitation: No more than one-fourth (25%) of the total number of units in a multi-unit residential property, as defined in Chapter 42, shall be registered as short-term rentals.

Definition in Chapter 42:

Multi-unit residential (MUR) means the use of property located within the city boundary, for one or more buildings on a tract designed for and containing an aggregate of three to eight dwelling units, which may include multiple duplexes, triplexes, quadraplexes, and apartments and condominiums.

Amendment 4

Summary: Require that the applicant and all its employees receive training on recognizing human trafficking.

As part of the application process, the applicant and all its employees shall be required to receive training on recognizing human trafficking.

Amendment 5

Summary: “Platform” is defined so as not to include the Houston Association of Realtors Multiple Listing Service, since no short-term rentals are rented directly on it.

Sec. 28-721. *Platform* means a listing service, internet website, mobile application, or other digital platform that receives a fee or otherwise financially benefits directly or indirectly, for facilitating short-term rental booking transactions through the platform itself.