

Resolution adopted by North Shoal Creek Neighborhood Association November 1, 2011:

1. North Shoal Creek Neighborhood Association does not want short-term rental of residential property in our neighborhood.

2. North Shoal Creek Neighborhood Association supports restricting short-term rentals within our neighborhood to Homesteaded property that is also the owner's primary residence. If the property meets these two criteria, then the Homesteaded owner-occupier may rent out this primary residence for a period of no less than ten (10) days for a total number of days not to exceed thirty (30) days per year ( $10 \times 3 = 30$ ;  $15 \times 2 = 30$ ). If a property is rented for a ten-day period, it cannot be rented again until that ten day period has expired.

3. Any rental period of thirty days or more is not considered short-term rental and is not restricted by this resolution.

**Definitions:**

**Short Term Rental** is renting a residential property for a period of less than 30 days. Short Term Rental includes commercial short-term rental and vacation rental by owner.

**Homesteaded property** is property that has received a Travis County property tax Homestead exemption.

For the purpose of this resolution, homestead includes the owner's home, garage apartment, second house on same lot or "granny flat" and duplexes where the homesteaded owner occupies one side. So, all these instances would also be restricted in their short term rental.

**Explanation Detail:**

**Homesteaded and owner-occupied primary residence:**

1-9 day rental is prohibited.

10-day rental up to 29-day rental is allowed for a maximum of thirty days cumulative total per calendar year ( $10 \times 3 = 30$ ;  $15 \times 2 = 30$ ). If a property is rented for a ten-day period, it cannot be rented again until that ten-day period has expired.

30-day rental or more is not considered short-term rental and is allowed.

**Non-homestead or non-owner-occupied primary residence of owner:**

1-29 days is prohibited. No short-term rental is allowed.

30-day rental or more is not considered short-term rental and is allowed.

**Investor-owned, business-owned, residence owned for commercial purpose:**

1-29 days is prohibited. No short-term rental is allowed.

30-day rental or more is not considered short-term rental and is allowed.

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