



# SHORT TERM RENTALS

City Council adopted a new Short Term Rental (STR) Ordinance (no. 2022-13).  
Effective date April 1, 2022

## TYPES OF STRs



STR - Accessory - Guest house on homesteaded property.

STR - B&B - rooms for rent within property owners homestead property

STR - Condominium - located in recorded condo regime

STR - Facility- complex with multiple dwelling rental units (up to 8)

STR - Unoccupied - transient lodging not located on property owners principal residence



## Permits

Required for each STR unit.

Applied for and tracked with **Granicus** software - all online.

Units currently operating with a valid permit can continue to operate as long as the 2018 ordinance requirements are met.

Application Fee = \$150/unit + \$100/bedroom

Valid for one year



## Hotel Occupancy Tax (HOT)

7% (city portion) remitted quarterly

Payments made through **Granicus**

Submit a schedule of Gross Taxable Receipts showing the reservation date and amount customer paid plus cleaning fees.

If no receipts during a quarter, file a zero-dollar receipts remittance.

## OFF-STREET PARKING



Unoccupied - 1 space/bedroom\*\*

Accessory - 2 spaces for primary structure + 1/br\*\*

B&B - 2 for primary structure + 1/bedroom \*\*

Facility - 60% of permitted occupancy

\*\* On-street parking allowed with 22' of lot frontage

This is a list of *some* of the changes and new requirements.

For more details please see Ordinance 2022-13.

<https://www.fbgtx.org/845/Short-Term-Rentals>



## SHORT TERM RENTALS: QUICK FACTS

Check zoning to know what type (if any) of STR is allowed on the City's Zoning Map. <https://www.fbgtx.org/446/Maps>

STR Type	Accessory	B&B	Condo	Facility	Unoccupied
<b>Zoning District</b>					
R1	Y *	Y	N	N	C
R2 (not historic)	Y	Y	C**	C**	Y
R2 (Historic)	Y	Y	C**	C**	C
R1-A	N	N	N	N	N
R3	Y	Y	C	Y	Y
C1	Y	Y	C	Y	Y
C1.5	Y	Y	C	Y	Y
C2	Y	Y	C	Y	Y
CBD	Y	Y	C	Y	Y
* if lot is greater than 10,00 sf	** if abutting non-residential zoning	Y - yes allowed	N - not allowed	C - Conditional Use Permit	



## ZONING DISTRICTS

The zoning district determines which types of STRs are allowed by-right, which require a Conditional Use Permit, and where they are not allowed.

For more details on Ordinance 2022-13

<https://www.fbgtx.org/845/Short-Term-Rentals>

Development Services  
Department  
830-997-7521