



Short Term Rental Program Update

Study Session Meeting | August 5, 2025

Requested By: Mayor Pro Tem Tina Bennett-Burton



What's the difference between listing & unit?

Short-term Rental Listing

A short-term rental listing is an advertisement, typically found on platforms like Airbnb or Vrbo, targeting vacationers, business travelers, and remote workers.



Short-term Rental Unit

A short-term rental unit is a residential property or room offered for temporary stays. These units serve as a hotel alternative for travelers like vacationers, business travelers, or those needing temporary housing.



Host Compliance

Short-term Rental Metrics

Total Listings

Host Compliance reports 196 short-term listings in the City of Farmers Branch.

Active and In active Listings

58 active short-term rental units located in the area.

126 short-term rental listings in the area are inactive.

New Listings

12 new short-term rental listings in the last 30 days.

Short Term Rental License Fee

The Current Fee is \$120.00.

The Proposed Fee is \$250.00

Host Compliance

Cost & Information

Yearly Cost



The City of Farmers Branch pays \$14,988 annually for Host Compliance services. Contract renews in November 2025

Audits



Farmers Branch conducts audits using Host Compliance reports to confirm data accuracy.

Code Cases



A total of 158 code cases concerning short-term rental properties have been initiated by code enforcement.

Assessing the Market



Host Compliance Address Identification module weekly scans 60+ STR platforms. Over 200 analysts then verify listings, providing full address, parcel, and ownership data.

Three Strikes



Three or more violations of any city ordinances related to the STR's operation within a single calendar year, or violations of any other state or federal law.

Police Calls/Site Visits



The Farmers Branch Police Department has received 26 calls for service to short-term rental locations. 1/24 to 6/25

Questions



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