



REVISED San Antonio Short Term Rental Ordinance*

Here is a summary of the changes to the short term rental ordinance (Ch 16, Article XXII, 16-1100 to 16-1114, as well as Ch 35, Article III) amended June 13, 2024, in basic terms. Keep in mind that this is a summary and is not to be used in place of the actual language or intention of the ordinance, where there are discrepancies, omissions, updates, or errors. All changes, with the exception of hotel occupancy tax collection and remittance, come into effect immediately.

1. New: Permit Numbers Required in All Platform Listings

All platforms that display short term rentals for rent in San Antonio shall require that the listing includes a valid permit number.

If a permit number is missing, invalid, expired or revoked, the city will request that the platform remove a listing from the platform within ten business days, and the listing will be removed.

2. New: Outdoor Amenities and Quiet Hours

Outdoor amenities such as a pool are now subject to quiet hours, which like the STR permit must be posted. Quiet hours are defined as 10 pm to 6 am Sunday through Thursday and 11 pm to 6 am Friday and Saturday.

3. Expanded: General Enforcement

The main enforcement issue is houses that hold large events and parties. Critical to this issue is keeping designated agent and contact information up to date with the city in case of code issues or police calls.

The enforcement provisions of the ordinance have been expanded and tightened, with new enforcement tools.

Any three citations accepted by Municipal Court with a rolling 3 year period will cause revocation of a permit. This is up from 3 confirmed citations in a 6 month period. Note, there have been no cases where STRs have been shut down for citations.

Code citations are issued for excessive noise, illegal parking, unkept or unsafe properties, etc., and are essential to keeping neighbors and guests safe.

There is now administrative adjudication, in addition to civil and criminal enforcement. In addition, the Director of Development Services may require a meeting with an STR owner/operator of a problem property to discuss the problems and ways to bring the property into compliance. Evidence of a problem includes police reports, code calls, gatherings that cause a public disturbance, noise complaints, and the like.

4. New: Penalty for Providing False Documentation

The city has had numerous cases of doctored and fraudulent IDs and other official documents. In the case of fraudulent applications, the application will be denied and the owner and property may not reapply for a permit for one year.

5. Permit Price Updates

In order to accurately reflect administrative and enforcement costs, STR permits will now cost \$300 for 3 years, increased from \$100 for 3 years.

Further, the city will not charge you to update the operator, agent, or 24-hour hour emergency contact name as in the past.

6. New: Limitation on Using Two or More Block Faces To Calculate Density

There have been permits issued to single homes/lots where several addresses are used, on different block faces, which circumvents the intention of density limitations. The proposed clarification allows only one block face to count toward a permit.

7. Collecting HOT (effective date TBD)

You are still required to file a monthly HOT report. However, if you're operating on a platform which collects State of Texas HOT (notably Airbnb and VRBO), the platforms will be required to collect and remit city and county tax on your behalf as well. STR owners/operators on any other platforms must still collect and remit HOT.

Note that during the changeover, any bookings that you have that were made prior to 10/1/24 will not have the tax collected and remitted for you, so for some time after 10/1 you may be required to manually remit your HOT to Avenu.