

**HOUSE OF REPRESENTATIVES
COMPILATION OF PUBLIC COMMENTS**

Submitted to the Committee on Land & Resource Management
For HB 2367

Compiled on: Friday, March 31, 2023 11:03 AM

Note: Comments received by the committee reflect only the view of the individual(s) submitting the comment, who retain sole responsibility for the content of the comment. Neither the committee nor the Texas House of Representatives takes a position on the views expressed in any comment. The committee compiles the comments received for informational purposes only and does not exercise any editorial control over comments.

Hearing Date: March 29, 2023 8:00 AM

GEORGE PAPILARIS

Self Retired
Arlington, TX

I am writing to express my strong opposition to this legislation for two reasons. First, allowing residential amenity uses in zoned single family neighborhoods will create many nuisance issues, traffic and noise being the most common but not the only issues. Second and possibly more important, is the usurpation of local control by Austin. Local issues are best handled locally, and while I understand powerful interests would rather deal only with the State instead of hundreds of local councils, local government is where this rightly belongs. Please reject this massive intrusion into local affairs Sincerely George Papilaris

Martin Sigler, Dr.
self, physician
Dallas, TX

I am writing to express my **STRONG** opposition to bills HR 2367 and HR 2789. Both of these bills are thinly-veiled efforts to allow short term rentals in Single family neighborhoods. The Texas legislature has no business meddling in the local affairs of cities — especially when it comes to zoning issues and quality of life.

Having lived adjacent to a short term rental for the last three years, I can personally attest to the damage they inflict on neighborhoods. Drugs, parties, and a constant stream of strangers flowing in and out of an STR is not what I signed up for when I bought my home in a single family-zoned neighborhood in 2014. It has been hell. Citizens in Dallas have been working for years to get STRs out of single family neighborhoods. Our work should not be inappropriately usurped by the passage of 2367 or 2789.

VOTE NO on HR Bill 2367 and HR Bill 2789!

Sincerely,

Martin Sigler
Dallas

Elena Bourke
self and my community
Plano, TX

I object to this bill, as it disallows cities to legislate and hear local residents voice concerns regarding nightly rental houses in their own single family neighborhoods. Many of us are living with this nightmare already. Strangers around our children every weekend. In our city alone, documented shootings, prostitution, sex trafficking, a brothel, a party with 200 teens, etc. These short term rentals provide the perfect opportunity for anonymous and nefarious activities. Their existence reduces our home values, defunds our public education by taking up homes where students will not reside, degrades the cohesiveness of our family neighborhoods.

Shari London, Mrs.
Self - self-employed
Rockwall, TX

I OPPOSE this bill. Disguised as "property rights", this bill instead rips away the ability of residents to enjoy the single largest investment of their lifetime - their family home. A residential neighborhood is for the enjoyment of the homeowners and their guests - a neighborhood is NOT a commercial center. The fact is, current city ordinances and even HOA rules in my area already allow NON-INTRUSIVE business to be conducted at home such as home offices, tutoring, music lessons, and other low impact activities. I'd have no issue if this bill was about allowing NON-INTRUSIVE home activities state-wide.

But there is a HUGE difference between renting your garage for storage - or renting it as a rehearsal space for a garage band! Yet if this bill passes, there's nothing to stop neighbors from renting out pools, backyards, or even their entire houses for loud, disruptive activities, any day of the week. And apparently, even any hour of the day, because the language of this bill notes that cities cannot RESTRICT OR LIMIT the ability to rent out residential amenities. That would include time of day as well.

We already have issues with app-based pool rentals in the county where I live, complete with horror stories from the neighbors. Simply put - there are some business activities that belong in the business district. When someone buys a house, they are not expecting to live next to a business with people coming and going all hours of the day or night, day after day. May sound a little far-fetched - but the language of this bill would absolutely allow that to happen. This bill actually DEPRIVES people of the right to enjoy their family homes- homes carefully chosen for the right environment to raise a family. This bill would irrevocably change the character of a residential neighborhood, and not in a good way. A family friendly neighborhood where kids can play in the streets and yards, could turn into a nightmare.

If cities and HOAs have managed to figure out how to write rules that allow non-disruptive business to operate in a residential neighborhood, surely our State Legislature can figure it out too! As written, this bill has the potential for too much harm, because this bill says ANYTHING GOES in my neighborhood - and yours. I believe in property rights - but this bill goes too far. The property rights of ALL homeowners must also be taken into account - not just the ones with backyard perfect for party rentals. This bill will allow every neighborhood to become a business district, with no ability to limit activities based on noise, parking, time, or any other limitation. Please think of your constituents - think of your neighbors - and kill this bill.

Gary Lawson
Self Attorney
Dallas, TX

Please take careful note that I and thousands of Texans strongly oppose any effort by the State Legislature to interfere and take away from our local municipal government entities the long-standing power to regulate zoning.

Zoning is a purely local matter and a right citizens have to petition their local government to properly utilize this power. You would not want me in Dallas to affect the rules where you have chosen to live and raise your family. I and my neighbors don't want the Texas Legislature to take away my and our rights to appeal to our local municipal elected officials, my City Council, to write zoning laws for my city. Let democracy work. Stop handing over my rights to home rental giants.

We are fighting desperately to maintain our neighborhoods safe from houses of prostitution, drug houses, and party houses all that short-term rental giants and investors who don't live in our neighborhoods permit to exist.

If someone wants to own a short-term rental let that be in areas that permit commercial uses. If someone wants to rent their home, a year or even 30-day rentals would be permitted.

Our police forces are already strapped to deal with crime. Police have no excess resources to deal with crimes in residential neighborhoods that come about all too frequently from party houses in short-term rentals.

Spence Black, Mr
Self, Oilfield MWD Technician
Arlington, TX

This bill is ridiculous and that's about the nicest thing I have to say about it! I did not work hard to buy a nice house in safe residential neighborhood for my family just to wind up living next to an unregulated party house. If you want to turn Texas blue, passing stupid bills like this that tick off people like me who are Republican suburban homeowners, passing bad bills like this is the surefire way to do it. Live our homes and our neighborhoods alone! Vote no on House Bill 2367.

Angela Medrano, Mrs.
self, SAHM, pediatric occupational therapist
Dallas, TX

I am adamantly and wholly opposed to this bill. Any bill like this destroys neighborhoods all across the state. This bill would allow virtually any type of business in our neighborhoods. We could have houses rented as sex dens, for prostitution, for drugs, for children who are truant from school, for pop up tattoo parlors, for pop up hair salons, for pool parties for huge numbers of people, and the list goes on. We all know that the majority of people will not register their homes for these uses, and towns and cities from large to small will struggle to regulate them. Towns and cities, small and large have the right to decide on what is allowed in their city limits. Please stop this bill immediately and recognize the depths of trouble that it will cause for millions of the people of Texas.

Linda Fulmer
Self, self-employed
Fort Worth, TX

I am contacting you to express my strong and adamant opposition to House Bill 2367 which has a hearing in the House Land & Resource Management Committee. If it were to ever become law, it would wreck my neighborhood and many other neighborhoods across the State. This would allow any home in any neighborhood to be used as a permanent party house. I know of no one who would want to live next to a home used as a party venue with a continuous parade of total strangers partying next door.

I bought my home in a residential neighborhood to ensure I'd have a safe and quiet place to raise my family. There would be no protection to us homeowners whose property rights and quality of live are impaired by commercial party houses and the disruptions they bring. Whether or not this type of land use is appropriate for a particular community must be a decision made by local authorities who know local conditions and are answerable to local voters.

Let my vote count!

Thank you for your time and consideration.

James Trammell, Mr
Neighborhood Coalition Plano Yexas
Plano, TX

I live by an Airbnb for 3 years
We had 3 in our neighborhood
STRs do not belong in residential areas . No one to enforce laws. Amazing what folks do when it's not their neighborhood . We now have had fights , guns with bullets going into neighbors houses . This was in a other Plano neighborhood
Prostitution ring, stolen cars next door to me
Realtor told me I could not sell my house if I wanted to
Clients now ask where STRs are .
All I can say is you must own one. Shame on you for not caring about citizens of Texas!
Most of these STRs are owned by out of State investors
Never lived in Texas. So you are allowing them more rights than Texas citizens

John Bourke, President Bourke & Associates
Texas Neighborhood Coalition: Plano Chapter
Plano, TX

As a Plano, Texas resident of 30 years, I am adamantly opposed to Hospital 2367, as I have seen enough evidence, that it creates a situation that destroys the fabric of safety and community in our residential neighborhoods.

John Morrow Jr., Mr.

Self - retired

Dallas, TX

Dear Committee Members:

I am strongly oppose to HB 2367 and any effort by the State Legislature to interfere and take away from our local municipal government entities the long-standing local authority, power, to regulate zoning. HB 2367 takes away that right. Zoning is a purely local matter and HB 2367 takes away our citizens right to petition local government to properly utilize zoning power. HB 2367 usurps the right of citizens across Texas to local self determination!

The needs and wants of the Citizens of Texas are as varied as the municipalities of Texas, from the very large to the very small. You would not want me in Dallas to affect the rules where you have chosen to live and raise your family. I and my neighbors don't want the Texas Legislature to take away our rights, my rights, to appeal to our, my, local municipal elected officials, our City Council(s), to write local zoning laws.

We are fighting desperately to maintain our neighborhoods safe from houses of prostitution, drug houses, and party houses all that short-term rental industry giants and investors who don't live in our neighborhoods would permit to exist.

If someone wants to own a short-term rental let that be in areas that permit commercial uses. If someone wants to rent their home, a year or even 30-days+ let that be permitted on a local basis.

Where is this legislation coming from? A ground swell of citizens across Texas who are demanding Residential Amenity Rentals in their neighborhoods? Are they demanding the State legislation to rob them of their right to have local municipal governments govern local issues?

This legislation is obviously coming from the short-term rental industry.

Question is, does this committee represent big business or do they represent the Citizens of Texas who I am sure if asked would like local control, not State control, of important issues as found in HB 2367.

Table this bill. Let it dye in committee.

Thank you!

John Morrow
8522 Stable Glen Dr
Dallas,Texas 75243

Ellen Beadling

self / retired

Dallas, TX

I am strongly opposed to HB 2367 and any effort by the State Legislature to interfere or take away our local municipal governments' long-standing local authority and power to regulate zoning. HB 2367 takes away that right. HB 2367 usurps the right of Texans to local self determination!

This is an extremely harmful bill. In my opinion, it is shamefully transparent that the short-term rental industry is using their considerable resources and deep pockets to buy legislation that favors them.

This bill is something someone else wants and they are trying with every means possible to force it upon the proud and independent citizens of Texas.

WE DON'T WANT IT!

Considering this bill means you are prioritizing short-term rentals and various other schemes over hundreds of thousands of homeowners/residents, including YOU, who have the right to enjoy the sanctity of their homes and neighborhoods. For most Texans, their home is the largest financial investment of their lives. They deserve better from you.

Seriously? Are you going to be played as the fool of these industries that bully and steamroll any attempts to rein them in?

Thousands of Texans strongly oppose any effort by the State Legislature to intervene or co-opt our local municipal government entities' long-standing local authority and power to regulate zoning.

Zoning is a purely local matter and your bill would deny citizens our right to petition our local government to properly utilize this zoning power.

Texans are fighting desperately to protect our neighborhoods from brothels, drug houses, swim party houses, dog parks, ... just a few of the illicit uses allowed by the short-term rental giants and investors who don't live in our neighborhoods.

You cannot allow yourself to be tone-deaf to the voters of Texas. It is your duty as an elected official to protect and preserve Texans' quality of life.

Again, Texans are fighting desperately to protect our homes and neighborhoods. **FIGHT WITH US!**

Barbara McArthur

self & my neighborhood Retired 76 - husband 85 - 5 years ago, all but one person signed a letter to City Council members saying we did not want STR's in our neighborhood.

Arlington, TX

HB2367 Party House Bill and HB2789 ADU/STR We are adamantly opposed to these bills. 3/26/23

Realtors have joined with STR's to run businesses out of their homes at the expense of other homeowners living in those neighborhoods. These bills are an overreach of the state to disregard city zoning ordinances and regulations. These decisions should be made by the cities. For 5 years we had to take our retirement years to fight for our neighborhoods against our city, and State Representatives and Senators who side with lobbyists and their lawyers supporting these multi million dollar companies; they keep coming at us. The language of the bill is always to over turn what our city has done to keep STR's out of our neighborhood.

As a homeowner living next to an STR, I can tell you they don't just rent out rooms. They rent out their home for meetings, and to host parties, those with pools rent their house to host swim parties.

The home was purchased to run an Airbnb. At first, we didn't know what was going on, we saw people with suitcases going in and out, always different people. I told my husband, I think they are running an Airbnb.

(I don't have room to go into the rest of the story, but she lied from the start)

When realtors sell to people buying homes to run businesses they will pay anything and drive up the cost of purchasing a home.

- a. This raised our taxes because they raised our property value. It caused the people purchasing the house across the street, then, to have to up their amount they had to pay for their home.
- b. It doesn't allow for more young people to purchase homes.
- c. When these properties are used for parties the people park on both sides of our narrow street, often blocking mail boxes, and a narrow passage for cars to get through.
- d. One STR around the corner from us was at a bus stop for school children; very concerning for parents with children getting on and off the school bus.
- e. It will hurt us if we have to disclose there is an STR next door when we sell our home, as she still can and does rent out rooms on a monthly basis.
- f. People are closing in bedrooms, to put 2, 3, 4 people in a small room or adding on to their home to add more rooms to rent out. There is no way any of this will be regulated it will be impossible for city gov. to fight.
- g. I'm sure you have heard the other horror stories.

I sincerely hope you will research and know these are motel and party venue businesses and they belong in a business district not in our neighborhoods.

About half the people on our block are now elderly, we have health issues, this is not fair for young or old to have to fight multimillion dollar companies, State Reps and Senators, just let us enjoy our neighbors and neighborhood. We would love to have your support for us, and fight against bills such as HB2367 and HB2789. Also, SB1461 and SB1466.

Sincerely, Barbara McArthur

Anthony NAGY

Self

Arlington, TX

I write in opposition to HB2367.

I live in an Arlington residential neighborhood and have been in the same location for over 45 years. I lived next to a short term rental for about three years and know of what I speak. I am against short term property rentals because of the turmoil and mayhem they bring to a neighborhood. Four years ago Arlington instituted codes that allowed short term rentals in certain specified area but not in single family in residential neighborhoods. HB2367 restricts cities to control the use of property in residential neighborhoods. It seems that lobbyists are promoting a new way of making profits from property owners who want to lease out property, including single items such as swimming pools wanting to make a few dollars renting a pool, a room, a trampoline - what ever, at the expense of the sanity of the surrounding neighbors.

Please reject this bill HB 2367 and let the cities continue controlling the use and sanctity of residential neighborhoods. The state has no business doing the control. The cities have better knowledge of local situations and of what I and my neighbors want and need. That is why we have a City Council!!!!

Stephen Kyriakos

Texas Neighborhood Coalition - Plano

Plano, TX

I writing to express my strong and unwavering opposition to House Bills 2665 and 2367, both of which have been referred to the Land & Resources Committee. If either bill were to become law, it would wreck my neighborhood and other neighborhoods across the state.

Thank you for your time and attention.

Stephen Kyriakos

2617 Barrington Dr, Plano, TX 75093

Lloyd Colegrove, Dr.

Retired

Fort Worth, TX

I am against HB 2367 that would prevent cities from adopting or enforcing ordinance interfering with the rental of "amenities" on the property for up to 15 hours a day. The bill as worded to keep cities from doing much about the problems associated with unregulated 15 hour uses of houses in our neighborhoods. Again, why do would Texans want to vote for chaos over order? Let local municipalities work these problems. This is not a State problem.

David Griffith

Self. Industrial sales.

Fort Worth, TX

Please do not pass this bill. Please vote against this bill. Single-family residential neighborhoods. Need to stay that way and promote families.

Thank you, David Griffith.

Gordon Appleman

self. Attorney

Fort Worth, TX

The legislature should leave local matters to local government. Where have all the hypocrites who abhor "big government" gone? Elevate the so-called "property rights" of a few absentee land owners who want to move into an area known as, and in most cases supported by valid local ordinances, a single family residential neighborhood and claim some superior right to the vast majority of the neighbors? That is a gross distortion of any legally protectable "property right." They know the restrictions when they buy. If you don't like the restrictions, buy somewhere else and don't disrupt and devalue the residents already in the area. That is a greater taking of property rights.

Diane Mott, Homeowner

Self Homeowners

Dallas, TX

Please take careful note that I and thousands of Texans **STRONGLY OPPOSE** any effort by the State Legislature to interfere and take away from our local municipal government entities the long-standing local authority power to regulate zoning.

This would destroy neighborhoods.

Carol Peters

40

Fort Worth, TX

I am writing to oppose this "party house" bill proposed by Rep. Lozano that prevents cities from adopting or enforcing ordinances interfering with the rental "amenities" on any property for up to 15 hours daily. Amenities may include rooms, swimming pools, outdoor living spaces, and anything else on the property. All of this, but no sleeping. Therefore, an owner could operate a wide open party in a residential area with no restrictions; rooms could be rented by the hour; and the city could not shut down the property to bring peace or legality to a neighborhood. And at the end of the 15 hours, when the attendees are all in high spirits, so to speak, who is going to wade into the crowd of possibly armed party goers to throw them out? Let's call this what it is, a human trafficking opportunity with the threat of gunfire and drugs. Also, mix in rental of swimming pools and the state with one of the highest death rates from drowning in the nation moves up a notch on the list.

In Plano, an illegal short term rental house hosted a party where a gunfight broke out. Homeowners across the street from the house found a bullet in the wall of their three-year-olds bedroom wall the next day. What if that was your grandchild or child? In southwest Fort Worth, a teenager was killed at a house party at a short-term rental. According to media reports, more than 300 shootings have been documented at short term rentals in recent years. In Dallas, a prostitution ring operated out of short term rentals. Threats of violence, crime, theft, drugs, and prostitution follow properties that operate this way. With no regulation to control them, why would guests behave? Entertainment venues belong in areas designated for such uses, not in neighborhoods where law-abiding citizens are trying to live quietly, raise families, and enjoy the properties they have worked hard to purchase. Security, permits, crowd control are all necessary to ensure guests' safety.

Asking for all Texans: Who will be liable if someone drowns in a backyard pool rented by the hour? Who will protect children from gunfire and exposure to raunchy parties? Who will restore property values damaged by a rotating cast of strangers partying in a quiet neighborhood? Who's paying for law enforcement to deal with any disturbances or crime caused by these amenities?

Besides the public safety issues, Texas has a shortage of housing. Allowing this law to pass means more investors will buy houses expressly to rent out for parties, taking valuable housing inventory off the market when it is badly needed to provide shelter for Texans.

This legislation has no redeeming features. It would devastate neighborhoods; and threaten the lives and property of taxpaying citizens. Please, for the sake of the health and safety of all homeowners across Texas, leave regulation to municipalities that are closer to the issues and know their constituents and their needs. Lets make more happy homes, not rowdy parties.

David King

self

Austin, TX

Please oppose HB 2367 and please do not override local control of residential property uses. If enacted, the bill will preempt all local regulations on amenities rentals for all residential properties in Texas. It would also preempt local platform accountability regulations for rental listing service platforms including, but not limited to Swimply and Peerspace.

Amenities could include a basketball court, pickle ball court, back yard, front yard, side yard, she shed, man cave, tree house, pond, hot tub, pool, and any other outdoor area or feature of a residential property. Local municipalities are in the best position to regulate and respond to amenities rentals in residential areas.

Amenities rentals are effectively commercial uses in residential areas and have different impacts on local municipalities based on local conditions such as tourism, displacement, and neighborhood stability. Local municipalities are in the best position to address local impacts with local regulations tailored to local conditions.

The bill will facilitate commercialization that disrupts families and erodes the fabric of our residential neighborhoods for profit! It will hinder enforcement of local health, safety, quality of life, and permitting regulations by prohibiting local municipalities from:

- 1) Enacting reasonable caps on the density, proximity, and total number of amenities rental permits in residential areas,
- 2) Requiring rental listing service platforms to include local rental permit numbers on local rental listings, and
- 3) Utilizing less restrictive and more effective evidence tools for nuisance complaints.

The bill appears to preserve the property rights of private entities and property owners' associations to prohibit and limit amenities rentals. Members of the House who live in neighborhoods with property owners' associations don't have to worry about amenities rentals in their neighborhoods.

The bill safeguards and facilitates the interests of real estate investors and multibillion-dollar corporations at the expense of families and neighborhoods throughout Texas. It undermines the zoning authority and policies of local municipalities and exacerbates inequity in property rights for low- and middle-income families.

Please oppose HB 2367. Please do not preempt local regulations on amenities rentals.

Thank you for considering my comments and your service!

Mike Holt

Neighborhoods

Ft Worth, TX

I cannot for the life of me understand why anyone supports a bill taking rights away from a neighborhood. Crestwood has has 3 surveys over the last 5 years. Anything allowing STRs has been defeated 101-2, 132-4, abs 168-5. Please stop this madness.

Thank you!

Lisa Griffith, Mrs.

Self - Director of Development and Enrollment

Fort Worth, TX

I am in opposition of House Bill 2367.

Brenda Colegrove
self, retired
Fort Worth, TX

To whom it may concern:

I have lived most of my life in Texas, spending time in three very different cities; first growing up in Plano (a large suburb of Dallas), then spending my working years in Lake Jackson (a smaller city of ~25,000), and now I currently reside in the large city of Fort Worth. Each of these different experiences was positive and right for the stage of life I was in at the time. I believe that a foundational reason these different cities were a great place to live is the locally elected officials that listened to their constituents and translated these needs and interests into city plans and regulations. These vary from city to city, and thus the need for local discussion and execution is paramount. There is no "one size fits all" plan for a good city as each needs its own plan. Thus I am very concerned with the trend in Texas for the state to legislate away the opportunity for cities and counties to address individual needs and create well planned cities, in particular through effective long term plans and supportive zoning. I had the privilege of serving on the Planning Commission in Lake Jackson for over a decade, and during this tenure I saw first hand how this governmental construct allowed the residents of the city to have effective dialogue with city staff as well as commercial interests to balance the various needs of the city. It is only through this local dialogue – and not edicts from state officials with no knowledge of the local issues – can cities truly develop in a way that best meets the desires of its citizens. Effective zoning ordinances allow for all legal types of property usages and activities, integrating them in a plan to minimize conflicts between them. Each defined zone has specific usages that are allowed or not allowed by default, as well as special usages that may be allowed after public consideration providing neighbors to voice concerns or support. This process works exceedingly well, with compromises often arising to the benefit of everyone.

I am strongly opposed to HB 2789 (accessory dwelling units) and HB 2367 (renting out amenities of a home) as both of these are absolutely not necessary (local zoning already addresses the issues) and usual control that rightly resides within the purview of a local (city or county) authority. While I do support both of these types of property usages as legitimate and needed, I strongly believe each city has the right to determine where these are allowed and not allowed within their local jurisdiction to create the best balance of neighborhood environments for their citizens. State administrators and commercial interests outside of the city limits (who are driving these for their own financial gain) have no valid voice in these issues.

Brenda Colegrove
208 Lindenwood Drive
Fort Worth, TX 76107

Don Lautner
Self
Mansfield, TX

HB 2367 should be rejected.

Allowing what is essentially an uncontrolled rental of single-family residences for day, night or overnight events (15 hour limit per rental) as an "amenity" is a really bad idea.

One only needs to reference the late February Plano, TX party event shooting that occurred at a short-term rental where bullets went through the window of a child's bedroom in a neighboring house as an example of the mischief that this Bill will allow.

Cities should be allowed to be responsive to their citizens by restricting this type of venue to non-Single-Family zoned areas such as mixed-use, commercial, or entertainment zones.

Residential neighborhoods are for family living and not an area for operating an entertainment venue business.

Mary Nagler
Texas Resident
Dallas, TX

I oppose this bill. Cities need local control to put zoning and regulations in place which meet our specific needs. I am a housewife, mother of 3 young children , IT manager and am deeply aware of the needs of my local community . This bill should not move forward and I humbly ask that you oppose this bill as it should never of been moved to committee. My Thanks.

For additional clarification, I lived next to a short term rental hotel and residents in that community need to determine where these commercial hotels will operate. We are currently having that discussion here in Dallas. The reality of living next to a hotel is that my young children were terrified to play in their own backyard and scared of the hotel (there was no one on-site like a bed and breakfast would have). The man hunt through our neighborhood was worrisome. The inability to sleep due to the noise was unbearable. Do not move this bill forward, it will negatively impact our children and their ability to have a safe place to live.

Barbara Shirley, Ms.
Fredericksburg Neighborhood Coalition
Fredericksburg, TX

I am not able to attend this hearing in person, due to other obligations, but I would like my voice to be heard. HB2367 is best described as the "forced party house bill," promoted by lobbyists from the West Coast. This bill would allow any home in any neighborhood to be used as a party venue with a continuous parade of total strangers partying next door. HB2367 would take away the right of cities so that they could not prevent home from being used as permanent party venues for weddings, banquets, bachelor parties, bachelorette parties and swim parties. In the past city ordinances have protected neighborhoods from homes being used as chronic party houses. Personally I don't know of anyone that would want to live next door to such a venue. Let my vote count for something.

Thank you for your time and consideration.

Barbara B Baldrige
Self , retired non manager
Fredericksburg, TX

The quality of life in the area around my home and that of my neighbors has been negatively impacted by loud parties taking place there in recent years. Here are some specific incidents:

A. Less than 200 yards from my home, while on an afternoon walk, I heard loud screaming from a group of young women at the door of a short term rental. I was about to ask if there was a problem when a "police" car pulled up, one I had never seen in Fredericksburg before. A "policeman" got out, the young women screamed louder and started running out the door toward the man, who I realized was a stripper. There are young children in this neighborhood who could have witnessed this disruption.

B. A short term rental directly across from my home developed a very loud problem with the air conditioner unit during the night and continued for 2 days while a neighbor and I tried to figure out who owned or managed the property. I called the management who said they would send maintenance out asap. Next day still no relief from the noise. I drove to the management office and was assured they would be there that day. Late that afternoon someone finally came to turn off the unit.

Lori Green
Self
Plano, TX

Strongly oppose!

Frank Anderson

Self

Fort Worth, TX

As a lifelong Texan and homeowner in Tarrant County (Fort Worth), I am opposed to HB2367 due to the destructive neighborhood outcomes that are likely to occur by property owners/investors with no long-term intangible interests in local/neighborhood communities and the benefits to society of healthy neighborhoods.

John Weisinger

Self

Fredericksburg, TX

3.27.2023

Comments For Texas House HB 2367

I wish for my comments and opposition to be recorded concerning HB 2367.

These comments are based on my involvement in the City of Fredericksburg's Planning for the Future which I helped lead four years ago. The essence of our work and expanded input from the community was to protect the quality of life of our community, protect the cultural history, as well as, address planning, zoning, ordinances and short-term rentals. Our new mayor and city council have been diligently addressing these areas of interest and concern.

One major negative impact to our community has been STRs that have allowed Party House rentals. The council and its advisory committee has come to a very significant compromises that will resolve much of the problem. HB 2367 takes away the local control which varies from community to community. It will provide a "one solution fits all". This will negate all the work our community has done to positively address the needs of residents. HB 2367 will take away from the county and cities the local control of governing their jurisdiction as they see fit.

HB 2367 is one that should never get out of committee and certainly should not be adopted.

John Weisinger

208 West College

Fredericksburg, TX 78624

CC: Pete Flores, Ellen Toxclair

Terri Bahun

Self

Roanoke, TX

NO!

Leave subdivisions to create their own guidelines based on the community resolve!

David Keller

self

Fort Worth, TX

I believe this Bill is a mistake that will endanger the residential neighborhoods of the state by allowing/ encouraging short term rentals in residential neighborhoods.

Barbara France

Texas Neighborhood Coalition

Plano, TX

Short term rentals are ruining the quiet suburban nature of neighborhoods in Plano Tx. I strongly oppose this bill. Decisions on zoning in my city should be left to my local government

Marji Buffington

Self

Keller, TX

Please vote No...so many residents strongly oppose a bill that deteriorates neighborhoods. What are you doing? Who are you representing...people or profiteering?

Linda Middaugh

Self

Plano, TX

Definitely am against short term rentals in a subdivision. It can only hurt our family values and the comfort and safety of our neighborhood- not to mention what it would do to our property values.

BILL FRANCE

Plano Texas Neighborhood Coalition

Plano, TX

To the dedicated public servants of our state legislature:

We vehemently oppose this legislation as another example of government overreach.

This bill will allow California carpetbaggers a back door to set up shop in our suburban neighborhoods.

It is an open invitation for criminal enterprises, and has no merit other than to tie the hands of local communities to decide what is best for our citizens our neighborhoods, and our children.

Keep our neighborhoods safe and free of unwanted transient partygoers who have no stake in the safety and security of our community.

Leave sensible zoning regulations, where they make the best and most effective decisions on policy: at the local level.

David McCown

self

Plano, TX

I am a Plano resident. To my knowledge, my residence is in an area zoned residential. Short-term rentals are for-profit businesses & not really residences. I strongly object to short-term rentals being permitted in any neighborhood designed for personal residences. The short-term rentals are often party centers for large numbers of people from outside the community creating all types of hazards, parking issues & noises that affect our quality of life. These short-term rentals also negatively affect property values as no reasonable person would desire to purchase a residential property in an area where these short-term rentals are allowed to operate. You cannot effectively regulate short-term rentals because, as issues & objections arise, the renters are gone by the time any authority can resolve a situation. Please vote to NOT ALL short-term rentals in residential neighborhoods. Thank you. David McCown

James Skelly

Whiffletree V, VI, VII HOA

Plano, TX

I strongly oppose this bill. When the issue of short rentals came up recently, we conducted a survey of our neighborhood and approximately 95% were opposed to any short term rentals in our neighborhood. Additionally, recent events at short term rentals in Plano (human trafficking & prostitution at one and a late night shoot out at another showed everyone that short term rentals are a blight in neighborhoods. This issue needs to be decided by local city representatives and neighborhoods themselves and not by State of Texas legislators. This is a local issue and needs to be handled that way. I am in complete opposition to this bill and I know virtually all my neighbors are in opposition as well.

Robin Crowell
self retired
Fort Worth, TX

why would house rentals by the hour be what your voters want, who wants this

John Skelton
Self
Plano, TX

Firmly opposed. The Representative seeks to over-regulate and pre-empt local control.

Anna Lopez
Neighborhood Against STR
Plano, TX

I am totally against SRT (HB2367) in our neighborhood, because of personal experience with a house next door, that is a party house, there are always strangers coming and going, we had someone standing by our front window DRUNK, another time four teenagers urinated in our front yard, LOUD music, cars coming and going at all hours, definitely alcohol being sold/distributed to under age teenagers. We want our neighborhood back. IF you had this next door to you, you would be totally against it also. Homes should not be HOTELS or Party houses. IT does not make for feeling safe.

Debra Brown, Dr.
Self/ Doctor
Plano, TX

STRs are health hazards. There is no oversight for cleanliness or sterility like commercial hotels have (OSHA). Hepatitis B and C can live on surfaces for 72 hours without being visible. HIV is shorter. Contaminated blood and body fluids can be rinsed off but unless treated appropriately and with sterility... they are still contagious.

Roxane Malecek, Mrs.
Self
Plano, TX

PLEASE VOTE NO TO THIS BILL! It would allow a home to become a party venue in the middle of a neighborhood - causing traffic and parking issues, noise, and disruption to an otherwise 'normal' neighborhood with residential families who bought homes thinking all the homes in their neighborhood would be other families with the same values they have. Let public buildings be venues for parties!!! We don't want them in our neighborhoods!

Lori Green
Self
Plano, TX

What are y'all trying to do to our neighborhoods? We want neighbors, not strangers, big investors, venues, party houses... we strongly oppose this bill and any other like it!

Andrew Muras

Self and TX Neighborhood Coalition

Grapevine, TX, TX

My name is Andrew Muras from Grapevine TX and I run a neighborhood coalition that includes Grapevine and other surrounding cities— representing interests of hundreds in our area who are unable to make it to Austin. I'm also a Dad protecting his family and asking you to vote no for HB2367.

4 years ago I spoke at a committee hearing and the topic of Swimply and Peerspace came up and the legislators laughed, saying, that's silly, we'd never promote that – but thanks to the lobbying efforts of West Coast Internet companies Swimply and Peerspace – here we are (sigh).

I can tell you what it's like living next to a party house – the home behind us was advertised as an outdoor oasis, with pool, hot tub, party deck, lights and music, and rented out for bachelor parties, graduation swim parties with valet parking, hook-up events. We heard it all, until the city shut it down, which they couldn't do under this bill.

What's the noise like? Walk 10 paces from your chair, about halfway up this chamber, and imagine 15-25 young adults playing drinking games, pool volleyball, music and shouting – you can hear it throughout your home. We had it 3-9 hours most days, not just weekends – often late at night. Just imagine it. And with Tx temperate weather, we had it year round. And noise ordinances are ineffective.

Now take a look at the handout for examples from others in N TX cities. Swimply advertisements for 40 and 80 guests – is that a party house?

The bottom half are pictures from my sister's neighborhood, where several houses on her street are rented out for hourly and daily events via peerspace and others. Look at the photos. Is that what you want your kids exposed to?

Turn the page and it gets worse. Don't show that to your kids.

I fully support property rights, but 2 key points to remember – property rights are not unlimited, particularly when buying in a residential area. Second, one person's right can't impinge on another's. So what about the property rights of the 8-10 homes surrounding these party houses. Families bought there with settled expectations of property rights of living in a quiet neighborhood – not living next to commercial operations such as event venues or swim centers.

In summary: Why would TX legislatures enrich Silicon Valley giant internet companies, who promoted this bill, at the expense of TX residents and our residential property rights? And Do you and your family want to live next to one of these party houses – one could pop up next to you tomorrow? Thank you.

Janine Lund

Self, adjunct teacher at Tarrant County College, officer in Crestwood Neighborhood Association

FORT WORTH, TX

This is a neighborhood-ruining bill.

This bill would prevent cities from protecting their neighborhoods and make zoning meaningless. It would allow up to 15 hours of parties, the hourly rental of bedrooms (specifically NOT for sleeping), pool uses, backyard kitchens. Remember the Texas Monthly article about the party mansions in Austin (2/9/2023), including a backyard bus with a stripper pole inside!

Would you actually want a property used in that way next door to your own house or the house of someone you cared about??? I most certainly would not. I vigorously oppose this bill.

Howard Lund, Dr.

Self; physician

Fort Worth, TX

Protect the meaning of zoning in Texas, do not allow this bill to go forward.

The bill will harm neighborhoods and make them unlivable as ongoing, stable and functioning entities.

The kind of partying this bill allows and even encourages is a threat to the health and safety of our communities. I oppose this bill.

Mark Pulliam

Self. Portfolio manager

Plano, TX

I am writing in opposition to HB2367. If this bill passes, the State will supercede the legal rights and self determination of a home rule city in several areas. A city's ordinances are a reflection of the history, development patterns, and philosophy of a local city government as expressed by its citizens. The citizens of a city should determine if it wants to allow short term rentals, in what areas of the city, if any, to permit those rentals, and under what scheme it chooses to regulate rentals.

One size does not fit all. The state cannot know what is the proper solution for any single jurisdiction regarding rental properties, and the state should not dictate the regulatory or licensing/permitting process that a city might determine that is best for it.

HB2367 should not be voted out of committee.

Thank you.

Aaron Williams

Self - Engineer

Dallas, TX

If the State of Texas wants to preempt cities in the matter of Short - Term Rentals (STRs) within residential neighborhoods, then the State should ban STRs, not support them. I invite members of the Legislature to stay at my house, which is next to an STR, to see how they would like to live nearby the parking issues, crime, drugs, and parties that STRs bring day in and day out.

WILLIAM SCHLEGEL

Texas Neighborhood Coalition, Keller Chapter

Keller, TX

I am contacting you to express my strong and adamant opposition to House Bill 2367 which has hearings in the House Land & Resource Management Committee. If this bill were to ever become law, it would wreck my neighborhood and many other neighborhoods across the State. This bill would allow any home in any neighborhood to be used as a permanent party house. I know of no one who would want to live next to a home used as a party venue with a continuous parade of total strangers partying next door. I already have a STR next door to me that rents by the weekend on VRBO and AirBnB. We have already had safety concerns with one particular party ending with the confiscation of 5lbs of marijuana and arrests with weapons charges. The additional concern is the impact on the value of my home as no one would purchase a home next to an STR.

Margaret Johnson

Self

Fort Worth, TX

I am writing to express my strong and unwavering opposition to House Bills 2367, both of which have been referred to the Land & Resources Committee. If HB 2367 were to ever become law, the bill would wreck my neighborhood and a multitude of other neighborhoods across the State.

This is a neighborhood-ruining bill.

This bill would prevent cities from protecting their neighborhoods and make zoning meaningless. It would allow up to 15 hours of parties, the hourly rental of bedrooms (specifically NOT for sleeping), pool uses, backyard kitchens.

Would you actually want a property used in that way next door to your own house or the house of someone you cared about??? I most certainly would not. I vigorously oppose this bill.

I thank you for your time and attention.

Please don't let a group of people destroy residential neighborhoods. I bought my in a neighborhood that was zoned single family. Single family does not include party house. Please let cities make decisions regarding their neighborhood.

Thank you.

Diane Machado

Self - Consultant

Heath, TX

OPPOSE HB 2367 - Residential Amenity Rentals

This bill is another piece of insanity. The Texas infrastructure is already stretched to the max, and allowing these rentals in residential neighborhoods will drive traffic congestion in neighborhoods, disturb the peace and tranquility of neighborhoods, and bring crime into neighborhoods. I live in peaceful Heath (Rockwall County), and do not want this "rent a pool" stuff happening in my neighborhood, or anywhere else. We have enough public facilities to handle group events, and do not need this. If Rep Lozano wants this type of stuff, California is where he should go. Please leave the good state of Texas alone and stop bringing these horrible bills forward trying to sneak them behind your constituents' backs. This isn't the type of issue that we sent you to Austin for. How about we work together to push back on the Federal Government and all of their constitutional violations, and stop the land/property grabs here? Please VOTE NO on HB 2367. Diane Machado

Dalton Coe

Self Human Resources

Dallas, TX

I am contacting you to express my strong and adamant opposition to HB 2367, if it were to ever become law, it would wreck my neighborhood and a multitude of other neighborhoods across the State. I know of no one who would want to live next to a home used as a party venue with a continuous parade of total strangers partying next door.

It would immunize the STR platforms, such as Airbnb and VRBO, so that they could flat out refuse to cooperate in any way with a city's efforts to enforce its rules for short-term rentals, such as the requirement that permit numbers be displayed. This does not deserve a hearing before the Committee.

Rob Hundza

Self - COO

Dallas, TX

The concerns over short term rentals in residential neighborhoods are many. Neighbors are fearful to let their children out around these STR's, due to the unknown and unmonitored clientele. Personally, I feel like we are one bad rental away from bullets coming into our back yard. In addition to the safety concerns, I am also concerned about the impact on the affordability of homes for young couples like we were, trying to move into a good neighborhood and school district. These outside buyers seem to be contributing to in spike in residential home prices. There is also the reality that these owners, do not maintain the homes and yards as well as a family would.

I believe that the continued proliferation of Short Term Rentals, in single family neighborhoods, will continue to undermine the fabric of our communities, and the local schools associated with these neighborhoods. I implore you to vote in opposition to HB 2367.

Thank you for your consideration.

mike long

self

Dallas, TX

You have an opportunity to stop the unnecessary shootings, human trafficking, and other crimes inherent in STR's by resisting the barrage of money from those that promote such BUSINESS entities. Of course not every STR has such issues, but there is too much empirical evidence that YOU ARE AWARE OF that it exists, and not just infrequently. The TX Neighborhood Coalition website is filled with evidence of such cases, including my experience in Dallas.

Therefore, any action, or lack thereof, on your part that does not end the practice of allowing STR's in residential neighborhoods is a clear indication that you have no moral, ethical, or legal problem with neighborhoods that suffer shootings, human trafficking, and other crimes, at said neighborhood STR's in the State of Texas. So if the Bill is passed, then the next such occurrence after the vote is on you, and the future of your public and political records will reflect such.

daniel burkhart

self

PLANO, TX

I am strongly OPPOSED to this "party house" bill. This bill would force cities to allow single-family homes to become permanent hourly event centers. As seen recently in Plano, one of these short term rental properties was used as an illegal BROTHEL in a residential neighborhood. Another short term rental being used as a "party house" in a residential neighborhood was the site of a shooting.

I urge the committee to reject this "party house" bill due to the dangers and negative effects such properties cause to law-abiding residents of these neighborhoods.

GRAHAM PEARSON

Homeowner in Fredericksburg, Texas

FREDERICKSBURG, TX

Having worked closely with several Texas State House Representatives, including Doug Miller and Kyle Biedermann, and now working with Senator Pete Flores and Representative Ellen Troxclair, I understand how frustrating it is for our State lawmakers to accommodate cumbersome Federal mandates passed down to our great State of Texas.

So you can understand how frustrating it is at the local level to have to accommodate State laws which limit or reverse the progress we have made in our community to preserve our rich heritage and keep our neighborhoods safe and enjoyable to live in.

Such is the case with House Bill 2367. If passed, this bill will have a negative impact locally and limit the power of our City Council to address issues that are important to our community. Indeed, we voted for them to take care of such issues.

Local governments such as our City Council and County Commissioners are our community's first line of defense. They live and die by the decisions they make. If the majority of their constituents consider their decisions imprudent, they are easily removed from power.

Please remember this when you consider House Bill 2367. Do not hamstring our local elected officials. They know what's best for our community. I implore you to vote against the passage of Bill 2367.

Sincerely,
Graham Pearson
408 East Morse Street
Fredericksburg, Texas 78624
me@grahampearson.com
830-733-7435

Delaney Black
self - student
Arlington, TX

My dad works on an oil rig so he spends half the month away from home. Because he wanted to make sure my sister, my mom & I are safe when he's gone, he saved up his money and bought a house in a nice, residential neighborhood where we have neighbors who look out for us when he is away.

In 2019, my mom & other residents in my city worked really hard to get a law passed to shut down the party houses & hotel houses in our neighborhood in order to keep our neighborhood safe. Before that law passed, my sister & I weren't allowed to ride our bikes around the neighborhood or walk the dog alone. Now we can. If this law passes & we end up with strangers renting party houses in our neighborhood again, we won't be able to do that anymore. Hourly party house rental businesses don't belong in residential neighborhoods. Neighborhoods should be places for families that are safe for kids like me. Please vote no on House Bill 2367.

Jessica Black
Texas Neighborhood Coalition
Arlington, TX

Like so many families across TX, my husband & I bought in a home in residentially zoned neighborhood because we wanted the safety, stability and sense of community that comes from raising our daughters amongst neighbors we know, trust and can depend on. Our home is not in a HOA, because we had no reason to believe it was necessary to buy a home in a HOA in order to live in a residential community, free from commercial businesses. We thought our city's zoning laws were enough.

HB 2367 would allow any home in my neighborhood to suddenly be converted into an unregulated party house (or worse...like the sex dungeon that can be rented by the hour operating out of a residential home in Dallas). These businesses that bring a revolving door of unvetted strangers into residential areas, often with no operator on-site to supervise guest behavior, are the antithesis of safe, stable family neighborhoods. These are not "residential amenity rentals". These are commercial event venues that have no place next to families & children.

Since May of 2019, I've found 313 reports of shootings at short term rentals. Most have been wild parties that got out of control. Just last month, there was a shooting during party with over 500 people in attendance at home rented out for \$600 on an hour on event venue rental platform called Gigster.

<https://sfvnewsportal.town.news/g/hidden-hills-ca/n/148024/hidden-hills-party-house>

This bill would allow these dangerous parties to play out in residential neighborhoods across Texas every weekend, undermining the safety of neighbors & straining understaffed police forces funded by local taxpayers.

Please protect the safety & sanctity of the residential neighborhoods where we are raising our children. I urge you to vote no on HB 2367.

Douglas Gorrie, Mr
self. IT Auditor (retired)
Plano, TX

In the "real world", this legislation is exactly the OPPOSITE is what is needed to protect single-family neighborhoods and homeowners against increased crime, excessive noise, excessive parking, and more. I'm surprised that any legislator in Texas would consider such legislation as acceptable.

- It specifically authorizes any single-family home in residential neighborhoods to be used as a "party house" of all types, rented for up to 15 hours. It's basically rezoning legislation without to bypass local jurisdictions.
- It leaves it wide-open to convert single-family homes in residential neighborhoods to STR's anywhere/anytime they want, leaving STR's wide open to generally do whatever they want with near-impunity.
- It hogties local gov't and any other entity from doing anything useful to prevent or properly regulate such party houses in such neighborhoods.
- Any fines from inappropriate activities as described in the legislation are minimal, and multiple violations are not addressed in any meaningful way.
- There are already lots of stories about STR's being used in this same fashion such that nearby residents, both adults and children, are harassed by drunks at the rentals, consuming all available parking in the area including neighbor's driveways, street parking that effectively blocks emergency vehicles, etc.. With this legislation, it can only get worse.

I ask that this piece of legislation never see the light of day. Without question, it is contrary to the interests of the vast (near 100%) majority of homeowners, and it's hard to believe that any "neutral" Representative would even consider such.

Edward Moore
self / actuary
Plano, TX

I am writing to express my opposition to HB 2367. which as law would damage the integrity of my family-oriented neighborhood and other such neighborhoods across the state. Thank you.

Olive TALLEY

Dallas Neighborhood Coalition and myself

Dallas, TX

This is a horrible bill that would strip away the power of local governments to stop every home in the state from being turned into a business for hourly and nightly rentals. These have caused nightmares in Dallas and other cities in Texas.

Millions of homeowners have invested our lives in building safe, family-friendly communities, where we live in residential neighborhoods and rely on zoning that promised we would live next door to other residents – not hotels or event spaces that rent by the hour.

Zoning powers have been a fundamental right of local government for nearly a century. Local elected leaders live in their communities and know their constituents, unlike state leaders who may have never stepped foot in my little Edgemont Park Conservation District in East Dallas.

In Dallas, not only am I a leader of my own small neighborhood, but I am a leader of the Dallas Neighborhood Coalition, representing thousands of homeowners who purchased our homes with the promise of zoning that allows our local elected officials to set development codes that protect the health, safety and general welfare of its citizens. The needs of large urban communities can be vastly different from the needs of smaller and more rural communities.

Short-term rentals – properties that rent out by the hour or the night for less than 30 days – are indeed businesses. And state tax law defines short-term rentals used for overnight lodging as “hotels,” requiring the payment of a Hotel Occupancy Tax.

They are destroying our neighborhoods in Dallas and other cities and they are eroding our housing that is needed by people who desperately want to live and work here – not just party for the weekend. Or host a business event in homes in the middle of neighborhoods.

I could give you a litany of horror stories we’ve experienced. Residents living near a short-term rental need relief from the unrelenting stress and dread of whatever behavior the next “guests” will bring to our doorsteps: a drunk partygoer banging on the door at 2 am, or a stranger strolling in through the unlocked front door, mistaking our home for the STR next door? Or “guests” toting AR15s looking for the neighbor who complained about noise? Or prostitutes, pimps, drug dealers or drive-by shooters that fire bullets through the window of a child’s playroom? (These are all REAL events) There have been about a dozen shootings in Dallas associated with parties and events at STRs.

If these bills are passed, you will be doing the dirty deeds of these giant international booking platforms like Airbnb and VRBO whose very business model is built on gobbling up every home possible and converting it to a short-term rental business.

If you truly care about protecting families and children and supporting stable residential neighborhoods in Texas, please, use your powers to kill these bills in committee.

Thank you.

Alexandria Godwin

Self, Corporate Content Developer

Irving, TX

I am contacting you to express my strong and adamant opposition to House Bills 2367 which has a hearing in the House Land & Resource Management Committee. If it were to ever become law, it would wreck my neighborhood and many other neighborhoods across the State. This bill would allow any home in any neighborhood to be used as a permanent party house. I know of no one who would want to live next to a home used as a party venue with a continuous parade of total strangers partying next door. Vote NO to HB 2367.

Linda Schroeder, Mrs
Texas Neighborhood Coalition Plano Chapter
Plano, TX

We lived across the street from a STR for approximately two years. This is a very quiet neighborhood situated on a cul-de-sac. Often times the numerous parked cars would block our mail boxes causing us not to get our mail. It also made it difficult to enter or leave our drive ways. If a home owner had company, it was difficult to find a place to park for our guests. There were people milling around night and day. On one occasion I had to take our dog out about 2 am. There were people laughing, talking, smoking and leaning against the cars listening to loud music. To say I felt unsafe would be an under statement. Trash from the STR was a big problem. We home owners pay for yard service. We don't appreciate the trash and garbage blowing into our yards from the STR. The neighbors on the corner had people often looking for the rental. Knocking on their doors at all times during the nights and wee hours.

Buying a home is a major purchase and we deserve to enjoy our property peacefully and safely. Why should we put up with shootings, prostitution and murder just because another person wants to make a few bucks? Plano is a great city and we need to keep it that way. Neighborhoods are NOT zoned for business. These STR have no place in our neighborhoods. Put them in areas which have been zoned for business. Do we need more shootings, murder and prostitution to get them out of our neighborhoods? I think we have endured quite enough.

Linda Schroeder
Mike Overby
1012 Orlando Circle
Plano

brenda helmer
self ... a tax payer
Fort Worth, TX

I OPPOSE any rental "amenities" being in my single family, FAMILY, neighborhood ... thank you ... please vote NO!

Sharon Richey, Ms.
Self
Ft Worth, TX

This bill would allow any home in any neighborhood - with the possible protected exception for those involved in HOA's? - to be used as a permanent party house. How would the peace and quiet of a neighborhood be counted upon to be enjoyed in the vicinity of a venue with a continuous parade of total strangers partying nearby or next door?

Please think of your own immediate family, or extended family members, being subjected to such unpredictable and likely disruptive living situations, and vote NO for HB 2367.

Rob Thomas
Self - Consulting
Dallas, TX

After living next to the illegal VRBO party house at 8334 Banquo Dr. Dallas TX 75228 for 2 years while having my family's peace disturbed almost daily, I can offer without any doubt, hesitancy or pause my vehement opposition for this ridiculous bill. I hope that you will smash this offensive bill that would contribute to destroying every neighborhood in our state.

David Higdon

College Station Association of Neighborhoods and Emerald Forest Homeowners Association
College Station, TX

One of the bedrocks of our home rule system in Texas is the right of local communities , through their elected officials, to establish and maintain land use regulations. HB 2367 would introduce a statewide mandate usurping the right of the local governing institutions to establish the need / use of accessory units on residential lots. The neighborhoods of College Station are forthrightly opposed to taking this land use authority away from our City Council.

Phillip Gorman

Whispering Hills Neighborhood Association
Dallas, TX

March 28, 2023

Representatives of the House Land and Resources Committee,

I would like to file testimony to the Land and Resources Committee about the harm that comes to Single-Family Homeowners when unknown Investors that do not live in the property ignore city laws, ordinances and zoning regulations for only their financial benefit. I highly oppose HB 2367 or HB 2789 whether there is an on-site operator or not.

As Crime Watch / Volunteer in Patrol Coordinator for my neighborhood of 615 Single-Family residences in far Northeast Dallas, I receive reports from many residents about issues that they fear is dangerous to their safety in their homes. Since 2019 when the first occurrences were reported of a property that was being rented on a platform for less than 30 days of rental, I have received at least 22 documented reports from residents (See Attached excel report).

The most serious of the reported incidents involved a party where one person called Dallas Police for being punched in face in the front yard. During a second incident, a homeowner's security camera and found that two males went out with AR-15 style weapons to hunt down a neighbor who had banged on the front door about loud music during early morning hours two hours apart. Fortunately, the resident was able to cross the alley and get back in his house before the Airbnb guests grabbed their weapons. One of guests made a second survey for resident about 2 hours later.

A third incident from the same house found a woman passed out in her white Cadillac after an all night party when next door residents tried to exit the alley to take their two young children to morning soccer games.

In other incidents that scared the devil out of nearby neighbors were the parties where 20 to 60 cars block both sides of streets and alleyways so that emergency vehicles can not get through if there was an emergency. Neighbors report that at these parties 15 or more individuals are seen standing in front yards and streets yelling at each other while others are sitting in cars in the back alley using drugs in plain sight.

My feeling is that you will only realize that this is not good for Residentially Zoned Neighborhoods is when one or more move in next door to you. At that time, then you will realize that you can't let your kids or other family members enjoy their front or back yards in peace and quietly.

Sincerely,

Phillip M. Gorman – Whispering Hills N.A. Crime Watch Coordinator, Dallas PD Reporting Area #9606
10139 Bettywood Lane, Dallas, Texas 75243

Diana Wood

College Station Association of Neighborhoods
College Station, TX

The ability of a local municipality to determine how their land use restrictions are established is of critical importance to those of us who are active in representing our neighborhoods. One state mandate can not possibly represent the desires and needs of every Texas community. Stop this attempt to seize our local control over our land use .

KC McClain, Maj Gen (RET)
TX Neighborhood Coalition - Plano
Plano, TX

As President of the Villas of Glen Meadows HOA in Plano I submit this for our community. We are unanimously opposed to any legislation that weakens single family occupancy. Specifically we are opposed to HB 2367 as we are a strong community, committed to maintaining the bonds that make our community a place where neighbors help neighbors, where we support local schools, and where we feel safe in our homes. We do not understand why our legislators would weaken the those bonds by allowing or facilitating STRs in areas zoned for single family homes.

Peter Huang
self
Richardson, TX

I am contacting you to express my strong and adamant opposition to House Bill 2367, which has hearings in the House Land & Resource Management Committee. If this were to ever become law, it would wreck my neighborhood and many other neighborhoods across the State. This bill would allow any home in any neighborhood to be used as a permanent party house. I know of no one who would want to live next to a home used as a party venue with a continuous parade of total strangers partying next door.

Thank you for your time and consideration.

Laurie Slack, Mrs
Self
Coppell, TX

I oppose this bill I oppose all short term rentals. Cities need to be able to ban STR in their city

Debra Copley
Foxhollow HOA
Plano, TX

I have lived for almost 29 years in the same small neighborhood, Foxhollow Estates, in Plano, Texas. It is a quiet 86 home neighborhood, close to all 3 levels of PISD schools, a recreation center and a library, some great parks. Homes in our neighborhood have historically been sought after and in demand by families with children. We welcome all new neighbors. HOWEVER, we are not interested in becoming a site for weekend parties, unwanted noise and traffic, trash, and absentee owners. Our neighborhood worked together during the "big freeze" of 2021 to help out those who pipes burst, bring extra space heaters where needed, turn off water at the meter at homes, and provide shelter for those who had lost power. This is what a neighborhood does. We come together ... because we are a community. Community is NOT built by hourly or weekend party goers ... or vacationers. You need housing for a weekend .. go to a motel, hotel or B&B. That is want those are for.

Community is built by knowing your neighbors ... have common ground ... looking out for one another. To have a revolving door of "visitors" to a home in a residential neighborhood is counter to building community. The impact on a neighborhood of a short-term rental property is real the "paying guests" have no vested interest in keeping the property clean, of accommodating the noise restrictions, and parking rules, of obeying residential speed limits. Short-term rentals bring a large amount of uncertainty to the neighborhood. Maybe it will all be fine, but maybe it will be a brothel (happened one street away), or a shooting (also in Plano), or even just party noise keeping your kids awake all night, and trash tossed all over. It is a nuisance that is negative, and destructive to building a community.

There are plenty of housing alternatives to accommodate those with short-term needs. I urge you to allow communities in Texas to create their own standards and rules, that best serve their residents.

SUZANNE RAINWATER

SELF

GRAPEVINE, TX

I want to express my strong and adamant opposition to House Bills 2367 and 2789, both of which have hearings in the House Land & Resource Management Committee. If either were to ever become law, they would wreck my neighborhood and many other neighborhoods across the State. The first bill would allow any home in any neighborhood to be used as a permanent party house. I know of no one who would want to live next to a home used as a party venue with a continuous parade of total strangers partying next door.

The second bill would allow anyone to build one or multiple extra dwellings, called ADUs, in their backyard, without restriction, and rent out as short-term rentals or other types of party houses and event centers. I bought my home in a residential neighborhood to ensure I'd have a safe and quiet place to raise my family. There would be no protection to us homeowners whose property rights and quality of live are impaired by ADUs and the disruptions they bring. Whether or not ADUs are appropriate for a particular community must be a decision made by local authorities who know local conditions and are answerable to local voters. Let my vote count!

Let my vote count!

ROBERT RAINWATER

self

GRAPEVINE, TX

I want to express my strong and adamant opposition to House Bills 2367 and 2789, both of which have hearings in the House Land & Resource Management Committee. If either were to ever become law, they would wreck my neighborhood and many other neighborhoods across the State. The first bill would allow any home in any neighborhood to be used as a permanent party house. I know of no one who would want to live next to a home used as a party venue with a continuous parade of total strangers partying next door.

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Let my vote count!

SUZANNE PEPPER

self

GRAPEVINE, TX

There's no other way to describe this dreadful bill other than the "forced party house bill" – heavily promoted by lobbyists from West Coast companies Swimply, Peerspace and others. This bill would handcuff cities so that they could not prevent homes from being used as permanent party venues for weddings, banquets, bachelor parties, bachelorette parties, and swim parties. That would mean rowdy party-goers every weekend and a chronic nuisance. City ordinances have for years protected neighborhoods from homes being used as chronic party houses. This bill would nullify that protection. Who would want to live next door to such constant revelry?

ROBERT RAINWATER

self

GRAPEVINE, TX

There's no other way to describe this dreadful bill other than the "forced party house bill" – heavily promoted by lobbyists from West Coast companies Swimply, Peerspace and others. This bill would handcuff cities so that they could not prevent homes from being used as permanent party venues for weddings, banquets, bachelor parties, bachelorette parties, and swim parties. That would mean rowdy party-goers every weekend and a chronic nuisance. City ordinances have for years protected neighborhoods from homes being used as chronic party houses. This bill would nullify that protection. Who would want to live next door to such constant revelry?

BEN JOHNSON

Self Retired

Grapevine, TX

I am opposed to any Short Term Rentals in residential neighborhoods. Cities should be able to manage STR by ordinance. Please protect the integrity of Texas residential neighborhoods.

Thomas Haase

Self/Retired Educator

Fort Worth, TX

I am contacting you to express my opposition to House Bill 2367. If this were to become law, it would ruin my neighborhood and others across the state. HB 2367 would allow any home in any neighborhood to be used as a permanent party house. I know of no one who would want to live next to a continuous parade of total strangers partying next door.

Thank you for your time.

Thomas G Haase

Chris Lopez

Self

Heath, TX

I oppose this bill it is not good for Texas or Texas renters and will take advantage of the volunarbale. We have enough fees and penalties. We just need to enforce the laws we already have

Jeffrey Marthers

Highland Oaks

KELLER, TX

I am very concerned with the effect of STRs in a residentially zoned neighborhood. I have personally been negatively affected by the devaluation of my home value living next to one. STRs provide no value to a neighborhood community. Owners are rolling the dice when it comes to home bookings. These are being operated as Hotels and should be regulated as such.

jack SEAQUIST

self

Austin, TX

against skyscraper bill

Pat Cantwell
self, retiree
Fredericksburg, TX

I have lived in Fredericksburg more than 45 years. I bought my home 33 years ago in a quiet, friendly neighborhood with mostly retired people for my neighbors. It has been a wonderful, comfortable neighborhood, until most of the retired people who lived close passed away or moved to nursing homes after selling their homes. Unfortunately, a lot of their homes were sold to STR owners. That's when my quality of life in my beloved historical home totally changed. I have rentals on both sides, and behind me. Now instead of peace and quiet, I have loud parties, tourists parking in and across my driveway. I've even had STR guests, try to walk into my house!! This scared my granddaughters who were visiting. I was sewing in my bedroom, they came running to tell me people were coming to the porch with suitcases. I met the ladies at my door, tried to tell them they were at the wrong house, and the lead lady tried to push past me! It's very sad to be a prisoner in my home when the "terrorists" are next door. Please allow our city council to place restrictions on the STR epidemic in our beautiful, historic small town. Help us preserve this town for honest working people who are finding it hard to find an affordable place to live in Fredericksburg, because so many homes are being bought to rent out as STRs. Tourism and local residents can co-exist, so long as there are limitation rules in place. Rules that our city council can enact and enforce if the state legislature will allow us to. All things are better in moderation, especially in a small town.

Jeffrey Hebig
Self/Retired
Plano, TX

I have lived in Plano for over 25 years and recently a short-term rental opened about 200 yards from our home. This street frequently is crammed with cars with no care to where they park. It is both annoying and a potential fire hazard. I am certain most fire trucks would be impaired due to the congestion. I pay a huge amount of taxes. Please don't turn our neighborhood into a strip center with noise, trash thrown about, illegal parking and potential life safety hazards due to the inability of the first responders to access our homes in the event of a fire or a critical care need of a senior citizen.

Thank you

Christina Patoski
Self - journalist
Fort Worth, TX

I am opposed to this "party house" bill. If adopted, this would radically change the character of our cities and infringes on the rights of the property owners who live in single family zoning districts.

Mark Roberts, CPA, CFA
self/Managing Director
Grapevine, TX

I strongly oppose H2367 and H2789. These bills take away the local control over residential zoning areas and allow residential home owners to frankly, convert residences into a business without local zoning boards and neighboring residence input. These bills allow residential homes to become event venues without taking in to account the NEGATIVE impact temporary rental homes (event venues) have had on neighborhoods, towns and cities nationwide. This is particularly a serious issue for neighborhoods with high-density housing and limited parking.

Cynthia Paige Palmer
Self - Realtor & Executive Recruiter
Plano, TX

This bill would allow single family homes to be used as "party houses" or "venues" rented by the hour, day, weekend and override local authority. This would ruin our residential neighborhoods and ruin Texas. We need LOCAL planning & zoning to help preserve the integrity of our neighborhoods and decide what uses are appropriate and compatible within our residential neighborhoods. Historically Texas has had the good fortune of being able to attract relocation businesses and people based on quality of life (safety, security) and quality housing. This bill would put Texas' ranking as a good place to work & live at risk and reduce our property values. This bill would result in a serious increase in crime and safety issues in our residential neighborhoods. Just a few weeks ago that there were 30 gun shots fired in front of my house at a short term rental "party house". These incidents are becoming all too common, and this bill would increase the incidents exponentially. "Venues" belong in business districts zoned by local jurisdiction. Please protect Texas ; our neighborhoods; our residents; our businesses & economy. There is nothing good that can come out of this bill if it were to pass...only devastation.

Deborah Clift
Self - business woman
Dallas, TX

I oppose this Bill. Let us decide locally how to manage STR's.

laurie tietz
Myself and residential single family neighborhoods
Grapevine, TX

I strongly oppose HBs 2367, 2789 and Hancock's Senate bill 1466.
Local government control is a must as they represent, know their city residents, not Austin legislators.
I would not raise a family in my house as I live next to a high density STR sleeps 26.
An out-of-town owner rebuilt a regular house and now a variety of large crowds come in/out all hours of the night/day. My forever home has turned into a long nightmare as well as for our neighborhood, due to trash, strangers, beeping, locking/unlock vehicles (had 22 vehicles), walking in my yard, different loud music, constant activity (some suspect), partying, etc.
These bills will wreck the fabric of our neighborhoods. Texas won't be Texas if unique cities are destroyed by these blanket STR Bills.
Why? MONEY !!! For WHO is the question ??? Same question for assault weapons ?
Again, I would not raise a family in my house. Local government control and ordinances are necessary due to our state's diversity.
Laurie Tietz in Grapevine, Tx.

John Yellman
self Retired
Plano, TX

I am totally opposed to any legislation that would disallow a local jurisdiction from regulating any short term rentals withing its jurisdiction. There are already 2 STRs in a neighborhood near ours and they provide nuisance noise, trash and, sometimes crime. It is simply wrong for the state to disallow local jurisdictions from regulating their own neighborhoods, making it more difficult to maintain the residential character of our residential neighborhoods.

DEE WALLER
Homeowner of Heath,Tx
Heath, TX

Please vote against this bill for Rockwall Co.

Marsha Wright
United Neighborhoods of Fort Worth
Fort worth, TX

I am opposed to this bill.

There's no other way to describe this dreadful bill other than the "forced party house bill." This bill would handcuff cities so that they could not prevent homes from being used as permanent party venues for weddings, banquets, bachelor parties, bachelorette parties, and swim parties. That would mean rowdy party-goers every weekend and a chronic nuisance. I would ask Rep. Lozano if he would want one next to his house? Fort Worth has the short term rental ordinance that does not allow short term rentals in residential neighborhoods. This is a short term party rental. Why would the state legislature want to take the rights of Fort Worth away from Fort Worth? We want our city to be run by our elected officials in Fort Worth, not in Austin. I don't think this bill is well written nor well thought out. Please vote no on HB 2367.

Lane Smutz
Self, real estate appraiser
Grapevine, TX

This bill infringes on localities ability to use zoning to keep families safe in their own neighborhoods. Please think about how you would feel in your neighborhood if a hotel were placed next door with no ability for your city to do anything for you. Vote no please.

Deborah Calvin
Self
Plano, TX

I oppose this bill. I did not buy a house wanting single-family homes beside and near me to become permanent hourly event centers. There's enough congestion with people parking on the neighborhood streets vs. in their garage. This law would only exacerbate the problem.

Leslie Sagar
Self, Civil Engineer
Keller, TX

I am OPPOSED to HB 2367. This is a regulatory issue that should be decided by the local municipality (and its citizens), not by the State. Please OPPOSE HB 2367.

Daniel Fox-Baker
self. Data manager
Austin, TX

It appears this proposal is intended to permit the commercialization of residential properties as event spaces. A decade ago, my wife and I purchased a home in a residentially zoned neighborhood. Starting around the time of the pandemic, it became clear that a property three doors down was being listed as a party house for short term rental. There were many weekend nights where loud music would carry on until the next morning at 8AM. Sleeping was difficult. Police were unresponsive. Trash would line the street. Everyone involved were strangers who turned our street into an entertainment district. That specific house has gone silent but there are now other Party Houses marketed as such creating an unpeaceful nuisance every weekend for neighbors a few blocks away. This is a growing problem and I'm afraid this bill, if made law, would only exacerbate it. I am happy to tolerate a real neighbor having a rippin' party from time to time but I am deeply concerned that someone can simply turn a neighborhood home into an event business. (1) There are plenty of properties already available for this purpose -- they are just zoned commercial or designated as entertainment districts. There are bars, restaurants, club houses, clubs and other venues available for this market. (2) This proposal, as much as I disagree with it in principal, is better left to local or county government to decide , NOT the centralized Texas state government (3) The bill's mechanisms to redress any resulting negative impacts externalized onto neighboring residents is inadequate and reactive. (4) Texas cities have a housing affordability problem that exacerbates a well known and growing homeless problem. To address these problems, our residential housing stock should be to housing, not for commercial entertainment.

I don't want to live next door to a party resort where a savvy proprietor has a business interest in turning over his property to a parade of crowded revelers from one day to the next, seven days a week, swamping available street parking, producing litter, drunkenness', lechery, and imposing nuisance without regard for actual residents.

Amanda Williams
Self
Fort Worth, TX

This bill will ruin neighborhoods across our great state and is unsafe for families, our elderly citizens, and is especially harmful to those with children.

This bill would prevent cities from protecting their neighborhoods and make zoning meaningless. It would allow up to 15 hours of parties, the hourly rental of bedrooms (specifically NOT for sleeping), pool uses, backyard kitchens. Remember the Texas Monthly article about the party mansions in Austin (2/9/2023), including a backyard bus with a stripper pole inside!

Would you actually want a property used in that way next door to your own house or the house of someone you cared about??? I most certainly would not. I vigorously oppose this bill.

Gene Goodwin
self
Plano, TX

I am against this 'party house' bil.
I live in a residential neighborhood, meaning quieter traffic with families.
I do not want to live in a commerical, business, hotel district.
That is why I bought a 'home' and pay my share of taxes.
Gene Goodwin, Plano, Texas

Jennifer Groysman

self

Plano, TX

I am writing to ask you to vote no on HB 2367. The question of where short term rentals should be in a city needs to be left up to the government closest to the rentals. That would be local government. A City Council and its Planning and Zoning Board with the residents of the city are the best entities to regulate short term rentals. They know where STR's would fit best in a community. The state government should not get involved in zoning regulations. State reps are too far away from this issue. Leave it to the locals.

Thanks,

Jennifer Groysman

Fran Rhodes

True texas Project & self

Fort Worth, TX

This is the most ridiculous bill I've ever seen. And I've seen some ridiculous bills! In a time when both city governments and citizens are up in arms about short term rentals, like Air B&B or VRBO, I can't believe you are considering an "amenities rental" (of less than 15 hours). This type of rental will have HUGE unintended consequences, one of which is to bring down property values. This is a solution looking for a problem. Please do not approve it.

Philip Jarvis

self

Plano, TX

I oppose HB 2367 and urge you to reject it. Short term rentals, or "residential amenity rentals", are a threat to everyone who owns single family homes. This bill would destroy the quality of life for all Texans who own our homes. Please vote "no" on this bill. Thank you.

Pamela Brown

Self

Grapevine, TX

VOTE NO!!

Susan Urshel

Self

Fort Worth, TX

I oppose this bill. It will undermine the value of my property and the quality of my neighborhood. I don't approve of the state government taking away of local control. So do want to live next door to sex trafficking(several houses in have been Texas used for that situation) or a pedophile. In other words for a few days you don't know who will be "staying" next door. Plus how many of these rentals are going to be owned by major corporations, hotels and multi rental owners. Not local owners! So do I live in a residential neighborhood or a business area. Plus, if you allow this my taxes should go down.

Thank you, Susan Urshel

William Schur, Mr.

Myself

Fort Worth, TX

As an attorney, I thought the bill caption stating that bill dealt with "residential amenity rentals" was rather odd. The definition was even odder The bill as drafted allows unlimited rentals of bedrooms, pools, garage appartments, etc. for up to 15 hours at a time so as long as the renters don't sleep on properry. So really, athis exceptionally poorly drafted and ill-conceived bill is not about "amenities" but is a bill to prevent cities from passing laws preventing use of residential property as party houses and 1-hr.bedroom rentals with the owner absent. This bill should not be reported out of Committee. It cannot be saved by amending it. Please vote "No" to HB 2367. The bill if enacted into would be highly destructive to residential neighborhoods.

George Belcheff III

Self

Keller, TX

I am against the purpose of this bill in that it will cause damage to my single family property which was purchased with the confidence that our city will protect my value via responsible and locally appropriate zoning limitations.

Linda Payne

Self

Plano, TX

I would like to express my opposition to HB 2367 regarding short term rentals (STRs). If this bill were to become law, it would ruin my neighborhood and other neighborhoods across the state. STR's are in fact hotels that destroy the character and integrity of residential neighborhoods and bring illegal and disruptive activity.

I bought my house thirty years ago in order to live in a safe, stable neighborhood, not next to a revolving door of total strangers.

theodore kurz

Self- retired

Plano, TX

This bill must not be allowed to proceed any further. It will destroy neighborhoods by permitting commercial activities to intrude into community neighborhoods. Short Term Rentals (SRT) which are one of the activities that this bill would prevent local government from regulating would expand. The concept of a neighborhood, where families could safely raise their children would be devastated as has been the case in multiple situations in my city of Plano, where houses of prostitution, wild out of control parties with hundreds of attendees, and shootings that end up with bullet holes in a child's bedroom have become synonymous with the STR houses that are encroaching our neighborhoods. Please do not allow this bill to proceed.

Tatiana Ramirez

self

Plano, TX

Dear Representative Lozano,

We have been Plano residents for 20 years and have lived in our current home for 10 years. I am writing because we oppose STRs Plano. We do not want to have short-term rental homes in our street. From personal and first hand experience, it is clear to me and my family that these "hotels" are definitely not making our street a better place to live in. The two STRs on our street have not proven positive at all for our neighborhood. They have weakened our small community of just fourteen homes by risking our safety, our common goals, our unity and last but not least the value of our property. Just now, for more than a week, we have had to "enjoy" the view of a purple food truck parked in the driveway of the house next door to us. Apparently no one can do anything about it! So I can not even imagine the consequences of this bill becoming law. No one wishes their next door home to be on Airbnb. Just you wait until it is your actual neighbor. We want persons for neighbors not businesses.

Sincerely,

Tatiana Ramirez

Blair Partlow
Self, Attorney
PLANO, TX

I am writing to express my vehement opposition to House Bill 2665 and any other bill that would permit short term rentals of single family houses.

Zoning ordinances exist for a reason. When people purchase houses in neighborhoods zoned for single family residential purposes, they do so with the expectation that the house will become their home. This expectation in turn relies significantly on the expectation that the other houses in those neighborhoods will be used exclusively as homes for other families.

Hotels are not and have never been considered homes. Resorts are not and have never been considered homes. Venues used for events like weddings, banquets, bachelor and bachelorette parties, and swim parties are not homes. Hotels, resorts, banquet halls, and event centers are commercial pursuits, and this fact doesn't change based simply because the structure utilized for those pursuits happens to be a single family residence instead of a commercial building.

The uses of single family residences during by short term renters have more in common with the aforementioned commercial pursuits than they do the residential purposes that families who occupy their homes over extended periods put their homes to. Despite what our esteemed Supreme Court might think, short term rentals of houses is not a "residential" purpose as that term is understood by most of the citizens of Texas, and short-term rentals of houses should not be allowed in single-family residential districts. Any bill that precludes local authorities from regulating short term rentals, or worse, that expressly authorizes short term rentals in single-family residential districts should be soundly and thoroughly rejected by this committee.

This bill would allow single family homes in residential neighborhoods to be used for what are indisputably commercial purposes, and in doing so would undermine the safety, security, and sense of community in our residential neighborhoods. If passed, this bill will ruin neighborhoods across Texas.

Dianne Deck
Self
Plano, TX

Please allow cities and HOAs to restrict and ban STR. I live in a neighborhood that is for single family homes. STR will increase parking which leads to traffic congestion, noise at all hours, numerous unknown people and trash issues as they will use others trash bins. I do not want the City of Plano police force to have to handle issues with STR as opposed to proactive policing. We do not have any reason to have these in Plano as there are plenty of nice hotels at a reasonable price. Thank you.

Laura Palmer
Self
Dallas, TX

As a TX property/homeowner, I strongly oppose HB2367. Zoning is a purely local matter and your bill would deny citizens our right to petition our local government to properly utilize this zoning power. Short-term rentals adversely affect our school enrollments and quality of life. We are fighting desperately to maintain our neighborhoods. Please table this bill and allow TX citizens their right to local self determination.

Patricia Simon, Dr.
Self/ orthodontist
Dallas, TX

I oppose this bill. Homeowners have the right to the peaceful enjoyment of their home. This bill would essentially allow a commercial venue in single family residential area.

Anna Lopez

Neighborhood Coalition - Plano Chapter

Plano, TX

I am writing to express my strong and unwavering opposition to Senate Bills 1466 and 1461, both of which have been referred to the Business and Commerce Committee. The first bill would allow any home in any neighborhood to be used as an event center rented by the hour. The second bill would allow companies like Airbnb and VRBO to refuse to cooperate in any way with a city's efforts to enforce its rules for short-term rentals.

If either bill were to become law, it would wreck my neighborhood and other neighborhoods across the state. Both are such bad bills that they do not deserve a hearing before the Committee.

I have experienced a PARTY house and all that comes with it, under age drinking and speeding.

I believe if you had a STR next door you would agree we do NOT need these in our neighborhoods.

Thank you for your time and attention to this important issue.

Cindy J Hellstern, RN

Texas Neighborhood Coalition Dallas chapter

Dallas, TX

This bill would essentially eliminate Single Family Zoning. I strongly oppose this bill. Under this bill, one could place an ADU anywhere you can put a house. No different. If your lot is over 10,000 sq ft, you can put two. This would be devastating in a city concerned about flooding, drainage and long term sustainability of neighborhoods. Dallas has a good process for ADU approval. We work diligently as a city for win-win outcomes. That would not happen with a state wide legislation. I want home rule for local matters. Our local government is more flexible, and offers benefits that would be gone under this bill. And importantly, it opens the flood gates for STRs in residential neighborhoods.

Tom Hritz
self/Retired
Rockwall, TX

I oppose HB 2367.

This bill states “A political subdivision may not adopt OR enforce an ordinance, order, or rule that prohibits OR limits the use of a property as a residential amenity rental.”

Let’s unpack that just a bit. These residential amenities can be rented out for periods of less than 15 hours as long as it is not sleeping accommodations. So which 15 hours? Noon to three am? 5 am to 8 pm? The bill is silent on that. But wait – the bill DOES state that a city cannot limit the use of a property – so when it comes to what time of day, I guess all bets are off!

And what amenities? Renting out a garage to store a car, is different than renting out a pool for a party, or a backyard for a wedding. And renting a garage to house a garage band rehearsal is different than renting it to store a boat.

Residents have every reason to expect that they’ll be able to enjoy their homes with their families. This bill threatens the biggest investment most people make in their lives.

Everyone has a right to earn a living. But residents ALSO have the right to enjoy their homes without intrusive commercial enterprises that destroy the character of the neighborhood, with no restrictions on the activity.

Certain businesses belong in a business district. I don’t want to live next door to a wedding chapel, a bachelor party pad, or a perpetual pool party. Any business conducted in a home setting should be conducive to the enjoyment of the neighborhood by the other residents, and not disruptive. This bill with its utter lack of restrictions of any kind completely erases all of that.

Want to rent your garage for car storage? Fine. Rent your back driveway for someone to store their RV? No problem. But this bill makes no distinctions. If you want to pass this bill, it should first be amended to protect neighborhoods from noisy and intrusive commercial activities.

I urge the committee to reject this bill and protect our neighborhoods.

Ginny Truex
Hills of Prestonwood South HOA
Plano, TX

We adamantly oppose HB2367. Our HOA recently passed an amendment to our CC&Rs prohibiting STR in our neighborhood for the safety of the homeowners, jerking a peaceful neighborhood, protecting property values and preserve the single family neighborhood. It was many months of work and legal fees to accomplish this with an overwhelming positive response from homeowners. Please do not pass this bill. STR are not good for our single family neighborhoods.

Rick Ramirez
City of Sugar Land
Sugar Land, TX

I am writing to express the City of Sugar Land's opposition to HB 2367 by Lozano. This bill would significantly diminish the City's authority to regulate amenity rentals in residential areas.

Although the City does not have a specific ordinance addressing "amenity rentals", the Sugar Land places restrictions on commercial activities within residential areas through our zoning ordinance. H.B. 2367 poses a significant threat to the integrity of zoning laws by permitting commercial uses in residential areas, which is contrary to the fundamental purpose of zoning. For example, if this bill were to pass, it could lead to an increase noise complaints, parking issues, and other concerns from neighboring property owners.

We believe that it is essential to strike a balance between protecting the rights of property owners and ensuring that the safety and quality of life of our residents are maintained. The City of Sugar Land has worked hard to create a regulatory framework that achieves this balance, and we oppose any legislation that would diminish our ability to do so.

In conclusion, we respectfully request that you oppose HB 2367.

Bruce Blumentritt
Enterprise Computer Systems Engineer
Austin, TX

I live in a small, diverse, quiet, and happy neighborhood, or at least it used to be. Modest homes on small one-fifth acre lots, ranging from 1300 to 1500 SF. Now, from my front door I can see 7 homes that used to have friendly residents but are now commercial properties being used as motels. No children to go to local schools, no people to work local jobs, no citizens to vote. Only transient partygoers, coming and going on a daily basis to motel homes owned by out-of-town and out-of-state investors, leaving tons of trash to pick up and constant noise. They are disruptive at best, and hellacious at worst. You never know who's going to show up to party in the house next door, behind, or across the street. Safety and mental health of our neighborhood is deteriorating fast.

Zoning laws exist for the benefits of residents. Motels don't belong in the house next door. PHB2789 is a centralized government bill, the main effect would be to destroy our neighborhoods. Please kill this bill and help keep our neighborhoods under local control.

Deborah Blumentritt
SELF
Austin, TX

As a born and raised Texan of 62 years, and as a 35-year resident in a residentially zoned neighborhood in far north Austin, I am completely opposed to HB 2367 in any form. This bill strips me and my neighbors of the quality of life that we all understood we had when we made the choice and investment to live here. This bill creates a right by the State of Texas to use any residential neighborhood in Texas as a place of commercial enterprise. It creates a right to turn residential neighborhoods into money making factories. This bill is built on the concept of eliminating the peace and quiet and safety in exchange for the almighty dollar. We cannot live in peace with transient partygoers and transient vacationers paying their way into revelry paradise. This bill destroys our lives while raising the interests of commercial enterprise as a number one priority above residential quality of life. We ALL thought we invested into a place of peace and quiet where we could also know and invest in the peace and quiet of our neighborhood. This bill calls that idea garbage and spits in the face of those dwelling in peace in residential neighborhoods. I implore you to lend zero support for this atrocious bill.

Melanie Belcheff
self
Keller, TX

I am opposed to this. Thank you

David Schwarte, Leader
Texas Neighborhood Coalition
Arlington, TX

Written Testimony of Dave Schwarte, Texas Neighborhood Coalition, In Opposition to HB2367- Before The House Land And Resource Management Committee, March 29, 2023

I am Dave Schwarte. I live in Arlington and am a co-founder of Texas Neighborhood Coalition.

To appreciate our mission and the breadth and strength of our coalition, I invite you to review the letter that we hand-delivered to all legislators on January 30th, 2023. In that letter, we urged legislators to oppose any bill that would undermine or weaken the power of cities to address at the local level the misery short-term rentals spawn in neighborhoods. It had hundreds of signatories, representing thousands of voters.

One of our core missions is to advocate for actions that protect residential neighborhoods and against actions in the legislature and elsewhere that are anti-neighborhood. HB2367 is an anti-neighborhood bill on steroids.

If passed, it would wreck residential neighborhoods across the state by forcing residents to live next to commercial party houses catering to bachelor and bachelorette parties, fraternity and swim parties, you name it, with an endless parade of total strangers partying it up right next door. I want to stress that every house in every neighborhood would pose the risk of becoming the party house from Hades. Neighbors would cringe every time a house goes on the market.

In urban areas, our neighbors' lots are 10 to 20 feet away. So, these party houses would be entirely destructive of the sense of safety, security, quiet enjoyment, and community that comes from living next door to long-term neighbors you know and trust - and that was the very reason people made what was the largest investment of their lives. Who would want to live next to a perpetual party house venue? And how would you sell your home if one of these party houses opened up shop next to you?

To understand the mayhem that party houses create in neighborhoods, just look at the city of Plano where in the last few months the police broke up a brothel operating in what had been a quiet residential neighborhood. And then in the last month or so, there was a shooting at an STR in Plano where a bullet pierced the bedroom window of a three-year old in a nearby home.

Don't be misled by claims this bill would have only minimal effects on residential neighborhoods because party houses would not be widespread. There may be some communities where there would be limited appeal to setting up commercial party venues.

However, in residential neighborhoods reasonably close to tourist attractions, you should expect a flood of them. Please think of the effects on towns in the Hill Country, like Fredericksburg, or the numerous residential neighborhoods that have tourist attractions nearby like those in Fort Worth, New Braunfels, Dallas, and "yes," my city of Arlington

(continued under Michelle Schwarte)

MICHAEL BRASWELL

1

PLANO, TX

I believe we should allow the local governments to have control on residential amenity rentals, and not the state government. I believe our local zoning ordinances are in the best interest of our city and our Plano City Council is doing what is best for our residents.

Michelle Schwarte
Texas Neighborhood Coalition
Arlington, TX

Written Testimony of Dave Schwarte, Texas Neighborhood Coalition, In Opposition to HB2367- Before The House Land And Resource Management Committee, March 29, 2023
(Continued)

If the underlying thought for this terrible bill is that it would enable mom-and-pop owners to earn some extra income from the short-term rental of their primary residence, that notion is a non-starter in the wake of the US Court of Appeals for the Fifth Circuit decision in August of last year. That court sets the federal legal precedents for Texas, as well as Louisiana and Mississippi. In a case involving a city of New Orleans ordinance that allowed short-term rentals of homes only by people for whom it was a primary residence, the court invalidated that ordinance on the grounds that it discriminated against out-of-state persons and entities in violation of the Commerce Clause of the US Constitution. So, it is undeniable if this bill were to become law, you would see party houses operated by absentee landlord, out-of-state commercial owners, proliferate across the state. The lobbyists who argue in favor of these sorts of bills to nullify local zoning ordinances defend them with the rhetoric that this is a matter of “property rights,” as if that claim were some sort of magic dust that made the property rights of all the other stakeholders disappear. Well, it doesn’t. The millions of homeowners who bought their homes in reliance on single-family zoning, and the rules that limit how zoning can be changed, have property rights too. Land use has for decades been a matter entrusted to cities. In short, our reliance on the current zoning restrictions that preclude commercial party houses is entirely justified.

Finally, in addition to urging you to think about the negative impact this bill would have on citizens across the state, I urge you to think about the political consequences for those legislators approving such a bill. As the misery of these party house spreads across the state, the fury of the voters whose neighborhoods were wrecked would certainly be registered at the ballot box.

Catherine Quagliana Parker
Tx Neighborhood Coalition, Plano chapter
Plano, TX

My husband and I and all our neighbors strongly oppose this bill. Our neighborhood is zoned residential. Our city officials should be the only governmental body that is responsible for our local zoning ordinances.

Colleen Aguilar-Epstein, Ms.
self retired High school teacher
Plano, TX

I oppose this bill, as it takes away local zoning control.

Floyd Land, Dr.
Self
Rowlett, TX

I oppose this bill because it would allow for residential amenity rentals that would allow for authorizing a fee or civil penalty. This risks damaging single-family houses in our neighborhoods.

gene gervasi, mr
self retired business man
plano, TX

I oppose this bill, as it takes away local zoning control.

Phillip Terry

Self/retired

Dallas, TX

I am writing you to express my strong and unflinching opposition to HB 2367 and HB 2789. If either ever become law, they would continue to wreck my neighborhood and countless other neighborhoods across the State.

I'm outraged that two Republicans would put forth such bills! This is NOT conservative! It's destructive to our homes and families and must be stopped. The short-term rental and pool sharing economy are wrecking the life long investments in our homes and our right to peace and quiet. We don't want to live next to a lodging hotel or a pay-for-a-swim franchise!

Any efforts toward pre-emption for STR platforms like Airbnb, VRBO, Swimply and other "sharing economy" outlets in our neighborhood are cancerous. Please stop pandering to the wishes of these behemoths. Support families, neighbors and neighborhoods throughout Texas.

You may like and Airbnb or pool but I guarantee you don't want one next to your home or family! And if you don't want them next door to you, then stop trying to enable this cancerous growth. No "family values" in this.

Regards,

Phillip Terry

Barbara McArthur

Self, scientist

Austin, TX

I oppose the bill that allows amenity rentals in neighborhoods across Texas. This is disruptive to family life, to have short term party houses everywhere.

Janis Reinken

SELF/ Attorney

Austin, TX

I oppose HB 2367 which would allow "amenity rentals" (aka Short-Term Rentals) for less than 15 hours and not for sleeping accommodations. It would prevent local authorities from exercising registration requirements and sensible oversight of the uses of these properties that could interfere with neighboring homes and their residents. It does not take due regard for parking and noise problems, or illegal uses. Ask yourself, "What could go wrong?" The answer includes sex-trafficking; dealing of illegal drugs (think fentanyl, cocaine, ecstasy, etc); overnight keg parties; and more. There's no common-sense reason to place enforcement of this Bill with the state Attorney General. Please Vote NO on HB2367. Respectfully, Janis Reinken

Carolyn Croom

Self

Austin, TX

Please vote against HB 2367, which would allow residential amenity rentals for less than 15 hours and not for sleeping accommodations, and which would impose restrictions on local regulation of these rentals. Each community should be able to decide what type of short-term rentals should be allowed and in what areas of the community based on the individual characteristics of that community. This is a local, not state issue. Please respect local communities' decisions on these matters. Please vote "No". Thank you.

HELEN RAMSEY
SELF
LAGO VISTA, TX

PLEASE VOTE AGAINST ELIMINATING MUNICIPALITIES RIGHTS TO REGULATE SHORT TERM RENTALS!!! I HAD A NIGHTMARE NEXT DOOR TO ME IN THE PAST FROM ONE OF THESE, AND UNTIL YOU HAVE LIVED NEXT TO THEM YOU DON'T HAVE A CLUE HOW AWFUL AND DISRESPECTFUL THEY CAN BE!

Thomas Tatum
Self-Retired
Heath, TX

We are strongly opposed to this Bill as it has the potential to turn our neighborhoods into virtual amusement parks and thereby deprive residents of the ability to have quiet enjoyment of our property.

Bruce Richardson
self, independent artist and producer, former Dallas Zoning Board Of Adjustment Chair
Dallas, TX

I oppose this bill. Preempting a municipality's ability to zone **commercial amusement indoor/outdoor** businesses out of neighborhoods is harmful. And that's exactly what "residential amenity rentals" are, only labeled with an innocuous name.

In truth, large international booking corporations book these properties literally hour by hour in my own neighborhood. In fact, within one block of my house are four properties in row. They're owned by out of state investors. One by one, the houses on them were demolished. New, large houses were built, with lot coverage and dwelling units maximized. BUT NO ONE EVER MOVED IN. THEY NEVER WENT ON THE MARKET.

No, these were designed as Short Term Rentals and Party Houses. Food trucks often roll up and park in front yards, as dozens of "party guests" begin to arrive, clogging the streets.

Imagine how this ties a municipality's hands--preventing this kind of purely commercial encroachment into neighborhoods by investors--looking for cheap dirt to scoop up and offer as party rentals under the guise of "residence."

As you are surely aware, on the Federal Courts side, the Fifth Circuit Court of Appeals has ruled that Texas municipalities can not treat a California corporation any differently than a local homeowner. This has diminished any nuance in Texas cities and towns pushing back against having their residential districts overrun with Commercial activity--some of which requires Specific Use Permits, etc., to operate EVEN IN RETAIL DISTRICTS.

I appreciate the cleverness with which this bill has been constructed, but it is ultimately not well conceived policy. Texas does not have an interest in ceding its residential properties to commercial interests. As much as we'd like to imagine that this is somehow protecting residential property rights--sadly the data puts the lie to that idea.

In fact, the data clearly suggests the opposite. In Dallas, out of now 6000 Residential properties that fall under some sort of daily-rental regime, nearly 86% DO NOT HAVE A RESIDENT AT ALL. They've simply been converted from residential to either "hotel" or "Commercial amusement" use.

I urge you to reject preemption in this scenario, in favor of the old-fashioned GOOD Texas governance of local control. I can assure you that in MY city, the efforts to save our neighborhoods are driven by grassroots, honest work--by Republicans and Democrats in equal number, coming together to solve local issues with GOOD LOCAL POLICY. It in NO WAY conflicts with Texas values. In fact, nothing could be MORE Texan than keeping our Residential Neighborhoods safe and secure for our children--ensuring that the house next door is occupied by Texans who care about their neighbors. Not California investors looking to turn the house next door into an hourly rental party palace.

Thank you for your kind attention. I wish this were an exaggeration. Sadly, it is not. Please don't tie our hands.

Mark Jarecki
Self
Fort Worth, TX

As a proud owner-resident of a west Fort Worth neighborhood property, I am opposed to ANY legislation which weakens the strong community spirit of our west side neighborhood owner-residents. I've been told Texas HB2367 and HB2789 are examples of such weakening legislation. My opposition includes ANY Texas legislation which weakens LOCAL control and limitation of Short Term Rentals (STR's), or other "residential amenity" types of usage of properties originally zoned and regulated for the benefit and PROTECTION of owner-residents...not speculators, STR operators, or other entities trying to pervert the strong community spirit under the misdirected guise of "personal property rights." If the STR owners or "residential amenities" operators are awarded the ability to do whatever commercial endeavor they choose with "their property," then what stops someone from turning their house in the middle of a neighborhood into a tattoo parlor or strip nightclub? Please stand up for the property rights of RESIDENTS...who happen to be the majority of VOTERS.

Joyce Basciano
- Self
Austin, TX

I oppose this bill. Rentals for less than 15 hours will allow illegal activity like prostitution in our neighborhoods. Let local governments create regulations for short term rentals.

Ann Heuberger
Self
Austin, TX

Am totally opposed against this bill. It seems it could turn every neighborhood into a business district and destroy the neighborhood, make it unsafe for residents, esp children, create parking issues, etc. Please, please vote NO on this bill.

Donna Beth McCormick
Self - as a property owner and neighborhood member
Austin, TX

I STRONGLY oppose what you call a 'short term rental' of a few hours! Who is behind this? Certainly not upstanding citizens. We have dealt with this topic in our neighborhood before where they became party houses, not safe, had fires, and lots of noise. You are elected to represent your constituents and I know that the people from your district would not condone this activity! Hotels are available if somebody needs a short term sleeping arrangement - and they are equipped to accommodate any situation! VOTE NO - think of your constituents and your family!

Kenneth Salverson
Self, Retired
Heath, TX

I am adamantly opposed to this bill in its entirety. State legislature bills should not be dictating, promoting and/or overriding local (county/city, HOA) building zoning ordinances.

Mary Ellen Snell
GOP Precinct 3194
Boerne, TX

I am AGAINST HB 2376! We are inundated with apartment building all down I10 frontage road on all sides of San Antonio, expanding into other counties. We are frustrated and worried about the seeming lack of concern by politicians over building on our aquifers, the flooding, the increased traffic with nowhere to go, and the circular routes we must all take to even get out of our neighborhoods as SATX and Bexar County continue to add apartments near subdivisions. This is BAD for Texas, and BAD for existing homeowners. It depletes our water sources, while all the live oaks are cut down, and a concrete jungle ensues. This is NOT the Texas we want!!

The Texas Municipal League referred to HB 2367 as the "rent a pool" bill.

This bill would allow homeowners to rent "amenities" of their homes for periods of less than 15 hours as long as they register it as a rental, designate an emergency contact, and provide proof they informed the neighboring properties of the intent to rent..... (but not proof that the neighbors agreed to it!).

Cities would NOT be able to prohibit any 'residential amenity rental' if requirements are met. Now put this together with HB 2789 and imagine if you had a couple of Accessory Dwelling Units to rent by the hour!

Do NOT allow this to happen to Texas, the land and water of which YOU should be protecting for our children's future.
Thanks for reading.

Gary Lawrence
Point venture resident
Lago Vista, TX

Please Legislature do not approve HB2367. STRs are destroying the peace and quiet. There is no control on STR residents and STR owners have seats on the village council. The STR owners pay zero to use the community facilities and ever owner pays those costs to maintain pool, weight room etc. Please do not approve HB2367.

Phyllis Salverson
Self - Retired
Heath, TX

I am totally AGAINST everything in this HB 2367. Just like the State of Texas will never want the federal government to override the State's constitutional rights; the state SHOULD NOT be considering dictating, promoting, or overriding the local jurisdictions' (County, City, HOA) regulations/legislation (constitutional rights) - i.e. building and zoning ordinances. Any Representative who supports this HB 2367 SHOULD NOT be in our State Congress (or in U.S. Congress for that matter) and should be voted out of office.