

**HOUSE OF REPRESENTATIVES  
COMPILATION OF PUBLIC COMMENTS**

Submitted to the Committee on Land & Resource Management  
For HB 2665

Compiled on: Wednesday, April 19, 2023 7:01 PM

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.

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Hearing Date: April 19, 2023 8:00 AM

Abby Boyd  
Marfa Chamber of Commerce  
Marfa, TX

I am writing to express my extreme opposition to HB 2665. The Marfa Chamber of Commerce just brought a petition before our City Council with 262 signatures showing support for local officials to begin looking into our town's options for regulations on short term rentals. Though 262 may not seem like a lot of signatures to you, our town has a population of 1,750 and dropping. We are losing full-time residents - teachers, city employees, administrators, welders, working class people - at a record rate because of the explosion of cost of living. This increase is in direct relation to the increase in STRs in our town, and a dramatic increase in housing price and availability. PLEASE do not take away our right to decide what is best for our town. While tourism supports many of us, myself included, we need to manage the fine balance between enough and too much. The STR owners who continue to purchase our homes and drive up our cost of living are from outside the area, are already homeowners elsewhere, and do not contribute to the functionality and wellbeing of our town. Look to Arizona to see how badly this affected their tourist towns. People often speak about the "magic" of Marfa. That magic comes from the history, charm, culture, quietness, humbleness that we have. The magic is at risk, as are the livelihoods of our local residents. We don't need another Fredericksburg or Wimberley... the magical small towns I visited as a kid. Texas only has one Marfa. Let Marfa decide who Marfa is. Give that same benefit to Texas towns. We are each our own thing and deserve to decide for ourselves. Vote against HB 2665. Let us move on. Once this matter is solved, we plan to have thoughtful dialogue, find the best solution, and plan for Marfa residents to thrive for generations to come. Thank you.

Debbie Clark  
Citizen  
Hempstead, TX  
Protect the citizens rights

James Trammell

Neighborhood Coalition - Plano

Plano, TX

Cities need to regulate STRs - I lived by one for 3 years - pure hell - 700,00 - 800,000 neighborhood . House has pool

Bachelor parties , stolen cars , we had 50 cars at one party

Always loud music music after midnight. Pot smoking

All neighbors had to put up cameras to protect ourselves. Guys were always peeing in my yard at the side. STRs do not belong in residential areas . There is no one to control the renters . We had one STR that guest had fight and fired an automatic rifle .

Bullets went into neighbors house. We called police at least 3 times a month .

Airbnb and VRBO do not respond to these issues from neighbors .Plano police had to do reporting . Finally after 3 years they were shut down as an STR . I have to believe that this bill is being introduced by someone who has STR rentals or otherwise you would not want one in your neighborhood.

Pure hell for 3 years . Realtors told our street it would be hard to sell

Robin Garrison

Self

Fort Worth, TX

I have personally experienced the hell of having a party STR next door in a long established residential neighborhood. Bachelor and bachelorette parties. Tour bands partying all hours with their bus running all night outside. Police called but they start right back up. Owner ticketed but telling me “I don’t care about that. It’s just the cost of doing business”. I’ve had beer cans thrown at my dogs and people urinate in my yard. It’s a nightmare of greed.

Please keep hotels out of our neighborhoods.

Christy Davidson

Self

Plano, TX

Strongly oppose this bill moving forward!

Carol Peters

self, United Neighborhoods of Fort Worth  
Fort Worth, TX

I opposed this bill on behalf of myself, my neighbors in East Fort Worth, and the 70 neighborhoods represented by United Neighborhoods of Fort Worth, a coalition fighting short term rentals in neighborhoods. Regulation and zoning of STRs should be left to municipalities so they can adopt policies that address the unique needs and concerns of their communities. In Fort Worth, an ordinance that allows short term rentals in multiple zones but not in neighborhoods strikes a balance that works for all parties. What is accepted in Fort Worth, however, may not succeed in San Antonio, Fredericksburg or Marfa. In a state as big and diverse as Texas there is no "one size fits all" policy that would apply equally well. Every city has its own history, culture, tolerances and expectations. When the state is considering striking at the heart of so many Texans' biggest investment, their homes, it should tread carefully. Opposition to STRS in neighborhoods is nonpartisan. In deliberations with Fort Worth on potential changes to the current ordinance, witnesses from all types of neighborhoods, rich, poor, small, large, urban and suburban stood together to reaffirm the value of the city's approach. The Task Force's charge does not require the members to consider the negative impacts and costs STRs impose on cities and residents such as loss of long-term housing stock, increased housing costs and property tax assessments, displacement of local residents, reduction in available workforce for local businesses, decreased school enrollments, reduction in population-based state and federal funding, costs of STR enforcement, increases in crime and nuisances, loss of community cohesion and reduction in residents' quality of life. In fact, the task force seems to be designed to prove STRs value rather than carefully examining the pros and cons. In my personal experience, nothing good has ever come of a short term rental in neighborhoods. In West Meadowbrook where I live, a masked gunman broke into an illegal STR in the middle of the night, threatened guests, demanded drugs and upended the quiet neighborhood. Police were called after gunmen ran away. Neighbors were questioned in the dead of night and a police report was filed. In an attempt to shut down the short term rental, a police report was sought. Law enforcement told us the report would be useless as evidence because it would be heavily redacted by the AGs office. The "host" who did not live in Fort Worth fixed the door broken down by the criminals and rented the house the next day with no reference to the break-in. Unfortunately, this lack of concern for guests and neighborhoods is a feature not a bug of the short term rental industry. My experience is replicated across the state where more than 300 shootings have happened in short term rentals since May 2018. Horror stories are not one-offs, they are what homeowners have to endure when STRs set up nearby. No amount of regulation will fix the danger to homeowners.

Angela Medrano

self, self--employed  
Dallas, TX

I am very strongly opposed to the interim study being proposed under HB2665. First of all, there is no need for the state of Texas to undertake such a study, since regulation and zoning of STRs should be left to cities and towns to determine what works best in their own unique areas. Residents have a right to ask their local city governments to address their needs and work toward the best for their neighborhoods. Additionally, the state of Texas is entirely too big and diverse for there to be a way for statewide policies to make any sense.

Secondly, as worded in the bill, the task force is not charged with considering the numerous negative effects of STRs. All over the state there are many many stories of the negative effects of STRs from increase in crime and nuisance, reduction of quality of life, loss of a sense of neighborhood cohesion, loss of long-term housing stock, displacement of local residents, decreased school enrollments, and increased housing cost and property tax assessments.

Finally, there is the nightmare my family has lived with and continues to live with. We have 3 STRs on our street that have been the sight of club like parties with admission fees, open bar, and blocked streets and driveways. We've had baby showers and weddings and weekends with complete loss of feeling safe in our own neighborhood. Now, investors and developers are snapping up all available lots and older homes, tearing them down and building huge duplexes for the sake of their pocketbooks and at the expense of our neighborhood. Please think about this carefully and leave this to the municipalities to figure out. STRs are a headache and the only people fighting for them are people who are making big money through big business. The little guy, us residents, all over the state of Texas are suffering due to the lobbying efforts and big money of STRs.

William France

Plano Texas Neighborhood Coalition

Plano, TX

I represent more than 1000 residents in Plano Texas, who are opposed to this bill.

Our supporters span across the political spectrum from the most conservative to the most liberal. But most are just concerned about one thing: the invasion of their neighborhood by commercial real estate speculators who know little and care even less about the people who live in the community.

**We DO NOT WANT AUSTIN TELLING US WHAT WE HAVE TO DO ABOUT SHORT TERM RENTALS. PERIOD.**

Stop wasting our valuable taxpayer dollars on a bridge to nowhere to study something that none of our residents want or need you to examine. This is **NOT A STATE LEGISLATIVE PRIORITY.**

**THIS IS A LOCAL ISSUE.**

**LEAVE THIS TO LOCAL ZONING AND LOCAL VOTERS.**

Thank you for your hard work. But **PLEASE...** focus on the issues where you can do the most **GOOD** and use our resources judiciously.

Sincerely,

Plano Texas Neighborhood Coalition

Robert Huth

self

Austin, TX

I oppose this bill, which harms homeowners and neighborhoods by removing local controls and property right protections. We have worked hard to make a home and life for our families. I urge you to vote against these harmful bills.

Bruce Richardson

self - independent artist, former Chairman of City of Dallas Zoning Board of Adjustment  
Dallas, TX

I want to mention, first of all, that I am a lifetime Texan, with conservative East Texas roots.

I implore you to let HB 2665 die a peaceful death. Here's why.

Zoning and Regulation of land uses is a quintessential MUNICIPAL function. Whether we're talking about Fort Worth, Longview, Marfa, Galveston, Arlington--each one has separate challenges, and separate opportunities.

This task force is not charged to even consider the negative impact of Short Term Rentals--yet you've heard countless horror stories about them. But the horror stories are really only the most visible tip of the DOZENS OF CHALLENGES Short Term Rentals pose for municipalities, each wildly different.

They displace residents. Don't believe it?

I own a home in a vibrant RESIDENTIAL neighborhood in Dallas. Know how many Short Term Rentals are in a four block radius of my house--in this RESIDENTIAL neighborhood?

FORTY-FOUR. And I am being WILDLY CONSERVATIVE.

Short Term Rentals have destroyed the texture of my neighborhood. They're "dead houses" most weekdays. No one lives there. All week the cleaning services rumble in. This week, a glass truck two doors down from me--the rowdy bunch apparently took out some glass this past weekend.

Does that sound like your neighborhood? When a house sells in our neighborhood, no one moves in. Just another Short Term Rental. The six closest to me are owned by California LLCs.

**DO NOT TAKE THESE IMPORTANT POWERS FROM MUNICIPALITIES. DO NOT USE YOUR LEGISLATIVE RESOURCES FOR THIS!!!!**

Governance should happen at a local level. We are highly constrained already by the Texas courts and by Federal courts. We are not allowed to treat California corporations one bit differently than local mom and pop STR operator, so the ability to maintain the health, safety, and welfare of our communities depends on how we can structure STR regulations and zoning at THE LOCAL LEVEL.

This isn't some Conservative/Liberal issue. Ask Fort Worth. Ask Fredericksburg. Ask any Central Texas community.

Please let municipalities do their job of tailoring zoning and regulation of these highly commercial, increasingly corporate entities.

EIGHTY FIVE percent of Short Term Rentals in Dallas, are whole-property rentals. They're growing in number by 44% per year average. Only half are owned by Texans.

Do you really want to tie the hands of our Texas municipalities? I'm a lifelong, conservative-raised Texan, and that's NOT THE TEXAS I GREW UP WITH.

Ronald Barnard, RN

self registered nurse

Austin, TX

I strongly oppose this. The bill either needs to be amended to provide a balanced, neutral study or otherwise killed in it's current form.

Dolores Serroka, Ms

Self

Dallas, TX

I live in the same block as 3 possibly 4 STRs.

The STR that is next to my home and my duplex rental property has been a problem from day one. We have been subjected to loud noise, e.g. yelling and screaming day and night, damaged property, missing/stolen property, loose dogs, congregating day and night as if the street is a hotel parking lot. Most recently the night before Easter a group congregated in front of the STR AIRBNB and proceeded to party until 1:30am. We asked them to be quiet to no avail and called the police. It's not the first time this has happened but the STR owner is not very cooperative. He has been quite unprofessional in the past. I spent years striving to make and live in a community where folks know each other and look out for each other. STRs are destroying my historic neighborhood.

I believe local cities and municipalities must be in charge of zoning and regulations that meet the needs of each community. There is not one regulation that will work effectively for all cities in Texas such as Tyler, Houston, Dallas, Arlington, Ft Worth and El Paso.

I understand the task force isn't even looking at the negative impact to quality of life, sense of neighborhood, loss of residential homes, increased housing cost and property taxes, displacement of local residents, reduction in available workforce for local businesses, decreased School enrollments, loss of neighborhood services such as grocery stores, reduction in population-based state & federal funding, costs of STR enforcement and increases in crime & nuisances.

STRs must come under the regulations of local cities and municipalities.

Allen Smith

Self

Austin, TX

HB 2665 is bad for citizens local control of STR.

VOTE NO on HB 2665.

Karen miller

Retired

AUSTIN, TX

A neighborhood killer! Bad bill! Vote no!

Melissa Hardie

Self/Homemaker

Austin, TX

I oppose this bill which is unnecessary and wastes funds and urge you to vote against it.

Lilia Herrera

self, researcher

Austin, TX

I oppose this bill, which harms homeowners and neighborhoods by removing local controls and property right protections. We have worked hard to make a home and life for our families. I urge you to vote against these harmful bills. Short term rentals are also harmful for tenants. STRs like Airbnb and VBRO decrease the supply of rental homes for tenants looking for normal leases of a year or more.

Linda Anderson

If

Austin, TX

I am opposed to this bill. It will harm homeowners and neighborhoods by removing local controls and property right protections. We have worked hard to make a home and life for our families. Why do you seek to destroy this. Families are the heart and soul of Texas. I urge you to vote against these harmful bill.

Ora Houston, Ms.

Self/Retired

Austin, TX

My parents built this home in 1954, when we could not live in other parts of Austin. Home is one block S. of Manor Rd. It is unthinkable that state elected officials would deny me the RIGHT to protest any and all code changes which would negatively impact my homestead in 2023.

I oppose HB bills, 4637, HB 3135 and HB 2665 which harm homeowners and neighborhoods by removing local controls to protect my property right. Also to have the State say that the conversion and/or building of 'short term rental' units which are not regulated and pay no taxes in Austin will not negatively impact my neighborhood and my property is factually untrue and dishonest. That should be a City conversation and decision. Do you want your homestead surrounded by short term rentals? I think not!

My family worked extremely hard to make a home, contribute to our community and a insure a quality life in this neighborhood for three generations .Please vote against these harmful bills.

From my fingertips, to your understanding, to God ears~

Barbara Paige, Ms

Self/retired Sommelier

Dallas, TX

I live across the street from a STR. It has been a nightmare. I have lived in my house for 33 years and never in my life thought that a motel/hotel would be across the st. I have seen prostitutes, drug deals, drunken parties on the roof, guests screaming racial epitaphs out the windows, increased trash, cars zooming in and out over their stay, lost dogs, starving dogs, menacing individuals, and men propositions me in front of my house when I was taking my dog out for her last walk. I am 67. I no long feel safe in my neighborhood. We worked to hard to have a friendly trusting neighborhood where we knew our neighbors looked out for each other, shared cookies and cakes, helped when someone was I'll. That's been shattered. When I moved in all those years ago, we had prostitutes and addicts running the neighbor hood. On one side of me was a tattoo parlor and the other a heroin house. We made our historic homes into a destination stop and historic district. Now our neighborhoods are hotels. The is one owner occupied house where the yard is cared for with attractive landscaping. The other two are the uglies 2 houses on the street with no shrubs, no flowers, weed filled yards or unmown grass for 2 weeks at a time with grass getting to one foot high. This has been a tragedy for our historic neighborhood. The houses left up to STR MANAGEMENT are the worst. They just don't care and there is nobody that can seem to do anything about it. I blame the City Manager and the City Council for the horror that is now my life. Ps 311 and the police don't even bother to show up. I don't know where you live but how would you like it if a fraternity bought the house next to you and partied like it was 1999. Pss, I have called the owner and he said"fuck off bitch". Then of course because he is Sri Lanken he accused me of racism. I love diversity, and have no issue with color, creed, sexuality or anything. I think that if an owner lives on the premises, in the house, a dubious MAYBE. These single family homes where young people could start their lives in a wonderful neighborhood will never experience this for the inherent greed and blatant disregard for our neighborhood. Please help. Stop this practice.

Anna Pittala

self

Austin, TX

I oppose this bill which harms homeowners and neighborhoods by removing local controls and property right protections. We have worked hard to make a home and life for our families. I urge you to vote against this harmful bill.

Bill Woods, Mr  
self, retired  
Austin, TX

I OPPOSE this bill, which harms homeowners and neighborhoods by removing local controls and property right protections. We have worked hard to make a home and life for our families. I urge you to VOTE AGAINST this harmful bill. This is not the way to treat property owners, especially those of us who are senior citizens!

Joseph Reuter  
Self  
Plano, TX

I support the property owners right to provide short-term rental in their home. The local municipality should NOT be able to ban short-term rental in any part of the city. Also if the municipality decides to charge a fee the fee should be less than \$100. Any attempt to discourage short-term rental by imposing a high fee is unjustified.

Phillip Gorman  
Whispering Hills Neighborhood Association  
Dallas, TX

I am opposed to any change of existing zoning laws that have been in effect since around 1927 when Texas followed the Supreme Court decisions. Cities and municipalities should be able to control their own jurisdictions in regard to zoning. In addition, cities should not allow any type of commercial business in any area not zoned commercial. All Short-Term rentals by designation of renting for less than 30 days for a profit are commercial businesses. There is no need for a task force, these people and/or corporations started businesses without getting approval from their city and the county tax records clearly show properties as "Residential" or not. The cities should have sent cease and desist notices with a deadline to comply by. The cities or the state have no right to acknowledge these properties with statements about registration or payment of taxes. These properties ca not operate with any type of security as legal hotels and motels. It has been stated by many major city police departments that they cannot react in a time manner to residential calls about out-of-control short-term rentals; even hotels and motels would get quicker response than homeowners. The city's code compliance departments have also stated that they will not intervene in any official way to a short-term rental activity out of control. They have stated that they will only document the incident, write a citation and leave the address or call police department. The at least four in our neighborhood, we have had 1 personal assault, 1 video recording of two guests with AR-15 style weapons looking for a resident across the alley that had complained about noise, repeated party buses and full size buses bringing NCAA Womens Final Four fans to town while blocking the street for emergency vehicles. As Crimewatch coordinator, I have received and documented 24 complaints from full-time residents for 4 STRs in 3 years. There were at least 15 to 20 reports before I started keeping records. Parents have had their alleys blocked by drunk women passed out in their vehicles from an all-night party. Vehicles blocking entire streets and alleys with people inside and outside property using drugs, screaming at each other and sitting with car doors open music blaring. So many young families do not want to officially report because they fear retaliation from STR owners. Some owners fear letting their children out in front yards to play because of unknown people coming and going at all hours or day and night. Zoning and separation of residential and commercial is the only real way to fight the lost of Neighbors in neighborhoods. All of you reading this would probably say what the lobbyists are telling you that they are OK but not in my neighborhood or next door to me. Guess what, a real estate agent told the couple across the street from me that he was buying for his family, when he was actually buying for a couple that has 11 properties in the DFW area that can be counted.



Lynn Peltier  
12609 Whispering Hills Drive  
Dallas, TX

I am opposed to any change of existing zoning laws that have been in effect since around 1927 when Texas followed the Supreme Court decisions. Cities and municipalities should be able to control their own jurisdictions in regard to zoning. In addition, cities should not allow any type of commercial business in any area not zoned commercial. All Short-Term rentals by designation of renting for less than 30 days for a profit are commercial businesses. There is no need for a task force, these people and/or corporations started businesses without getting approval from their city and the county tax records clearly show properties as "Residential" or not. The cities should have sent cease and desist notices with a deadline to comply by. The cities or the state have no right to acknowledge these properties with statements about registration or payment of taxes. These properties cannot operate with any type of security as legal hotels and motels. It has been stated by many major city police departments that they cannot react in a time manner to residential calls about out-of-control short-term rentals; even hotels and motels would get quicker response than homeowners. The city's code compliance departments have also stated that they will not intervene in any official way to a short-term rental activity out of control. They have stated that they will only document the incident, write a citation, and leave the address or call police department. The at least four in our neighborhood, we have had 1 personal assault, 1 video recording of two guests with AR-15 style weapons looking for a resident across the alley that had complained about noise, repeated party buses and full-size buses bringing NCAA Womens Final Four fans to town while blocking the street for emergency vehicles. As a VIP in my neighborhood, I there have been documented 24 complaints from full-time residents for 4 STRs in 3 years. There were at least 15 to 20 reports before I started keeping records. Parents have had their alleys blocked by drunk women passed out in their vehicles from an all-night party. Vehicles blocking entire streets and alleys with people inside and outside property using drugs, screaming at each other, and sitting with car doors open music blaring. So many young families do not want to officially report because they fear retaliation from STR owners. Some owners fear letting their children out in front yards to play because of unknown people coming and going at all hours or day and night. Zoning and separation of residential and commercial is the only real way to fight the loss of Neighbors in neighborhoods. All of you reading this would probably say what the lobbyists are telling you that they are OK but not in my neighborhood or next door to me. Please restore our neighborhoods and bring back the true meaning to what it is to have a neighbor.

Toni Bondonzi  
Sienna Properties  
Buda, TX

I support this bill and feel that homeowners should not be limited on what they can do with their property. Homeowners pay a LOT taxes in Texas and should have a right to do with their property as they please as long as it's not causing harm or disruption to others. They should absolutely be allowed to do short-term rentals for less than 30 days!

Jo Sue Howard  
self  
Austin, TX

I am writing to ask you to oppose this proposed bill which would interfere with a local jurisdiction's authority to regulate short term-rentals within its boundaries. I am for local control of such issues.

Thank you,  
Jo Sue Howard

Norma Minnis

Myself

Dallas, TX

Dallas has had municipal zoning since 1929. There is not one reason to change. Dallas is not the same city as Houston. El Paso is not the same city as Texarkana and all points in between. Our Texas independent nature has served us well. There is no reason to run our cities from Austin. This is obviously a power grab.

I had an STR three houses from me. It terrorized our neighborhood, especially when the buses dropped off the "guests". The owner finally sold since we were able to call our local authorizes which we had to do many times. Would we need to call someone in Austin to complain if we have to complain?

Please do not vote this out of committee.

Travis Casper

Self Retired in 2022

Austin, TX

Dear Representatives,

Short term rental homes in residential zoned neighborhoods create severe damages to real residential owners who live and care for their homes. STR's are commercial by definition of the Texas Hotel Tax laws and should only exist in commercially zoned areas if at all. Short term rentals created housing shortages by removing residential family homes from the market and turning them into investor ownership hotels. STR's provide cover for all types of criminal activity which adds to police and firefighter strains as well as budgets for city code departments. STR's create safety hazards for residential neighbors who have no ability to know who is occupying the rental or who is invited to occupy the rental. STR's distress property values to neighboring homes. Selling a family residence next to a STR is impossible unless the prices are dropped to a distress level. No reasonable family wants to liver next to a rental where transients are coming in every week. STR's create huge nuisances to neighborhoods as any activity can, will and has taken place in these homes without any regulation or security for adjacent homeowners to rely on. Often the renters of STR's use false identification and intents when procuring the rental. There have been many recorded cases of mayhem including murder committed in STR homes throughout the country and internationally. Children and families should not have to surrender their home life sanctity to an investor or firm that is not socially invested in residential neighborhoods. Comparing the negative aspects to the upside effects of STR's, the damage they create far outweighs a benefits. The real issue is they make a lot more money so the real motivation is simple greed and not anything else the pro STR industry will try to convince you of.

I have lived next to a home that was purchased for the sole use as a Short Term Rental. It immediately turned our street into a nightmare. We experienced all the above affects which created much undeserved stress for all our neighbors as well. We were eventually fortunate to change laws within our city counsel and take back our lost home life sanctity. The State of Texas should not pass rental laws in the broad fashion to give the Short Term Rental industry the ability to destroy residential zoning laws. This is exactly what the industry wants you to do for them as they have not been able to do for themselves. Please reject any legislative bills to regulate STR's and allow the cities and municipalities to address their own regulations in accord to their situations. There will be tremendous damage to Texas Residential Real Estate if this bill HR 2665 is passed. The representatives who are attempting to create this legislation should be ashamed of themselves and held accountable to Texas residential homeowners.

Travis Craig Casper

Huiching Reuter

Self

Plano, TX

I support the homeowners' right to provide short term rentals in their homes.

Patt and Yves Coeckelenbergh

Self

Port Aransas, TX

We oppose HB 2665

Mark Grosse

Self

Port Aransas, TX

I am against this bill. The state needs to stick with things like infrastructure, funding education & raising teacher pay. Local problems like STRs should be left to local towns & municipalities.

Richard Woodward

Self

College Station, TX

Dear members of the Land & Resource Management Committee,

I hope that the committee will reject any effort to regulate from Austin short term rentals, a policy that should be addressed at the local level. There are already ample protection for business owners in the Texas Constitution. The benefits and problems that are created by STRs vary dramatically from one city to the next and require local solutions. A policy that works for Houston or Dallas may make no sense for Marfa or College Station. Fortunately for all of us we have local elections that can address local concerns. A one-size-fits all solution makes no sense.

I understand that a substitute bill may be introduced to study this issue. If so, I urge you to require that the study address both positive and negative sides of STRs. How are these affecting neighborhoods. What are the noise and neighborhood quality issues that these buildings create? Unless a fair study is carried out, its findings will lack credibility and will not aid in good governance. The regulations that our legislature should be informed mostly by how those regulations affect people who live in Texas, not just business owners in San Francisco and investors from across the globe.

Thank you for listening to my concerns and for your service,

Richard Woodward

College Station, TX

Rita Ramirez

Self - homeowner

Aransas Pass, TX

I oppose HB 2665

william Dailey

self

Port Aransas, TX

I do not support the intent of house bill 2665. It seeks to gut local control and zoning, undermine the integrity of our neighborhoods and destroy communities. Shame on you to bring such a reprehensible proposal.

Sabrina Grubbs

Self

Aransas Pass, TX

I oppose HB2665

Cassandra Coker  
Self retired  
Aransas Pass, TX  
I oppose HB2665

Lisa Mills  
Business owner/ self  
Aransas Pass, TX

I would, like many, would like to know just EXACTLY what this is all about?? Plain and simple. Could you please answer in terminology that most Americans can understand? Thank you. And please tell us why , why, why?

Shari Guess  
Self - Retired  
Roanoke, TX  
Oppose HB 2665

Stephanie Thompson, Ms.  
Self, Visual Artist  
Austin, TX

I oppose this bill, which harms homeowners and neighborhoods by removing local controls and property right protections. We have worked hard to make a home and life for our families. I urge you to vote against these harmful bills.

Ed Reed  
Self  
Port Aransas, TX

We built our home in area zoned R-1 because we did not want to live in an industrial, commercial, or tourist recreational area. This bill would allow short term rentals in our R-1 neighborhood. If we had wanted to live next to short term rentals, we would have built where they were allowed. This bill would destroy the protections of zoning.

Barney Farley  
Coastline A/C  
Port Aransas, TX

I am opposed to this destructive bill. I am a resident of Port Aransas for 63 years. Our community is being wiped out by the STR industry. We are being replaced by a commercial enterprise that has no regard for residents, families, businesses, heritage and common sense. This is a crying shame. The sponsors of this bill are shameful opportunists. Only the developers benefit. Jobs? What a joke. People who have a job here cannot afford to live here. I may curse.

Karla Keeton-Page  
self, Sr Proposal Manager  
Austin, TX

I heartily and vociferously oppose this bill. Leave local regulations to the locals. This bill is government overreach at its worst.

Juanita Johnson  
0  
Aransas Pass, TX

I believe this bill takes away the power of the local people to decide for our own area

Libby Willis  
Self -- Consultant  
Fort Worth, TX

As a former president of the Fort Worth League of Neighborhoods and as a former six time president of Fort Worth's Oakhurst Neighborhood Association, I am opposed to HB 2665 and urge that you vote AGAINST this bill. Regulation & zoning of Short Term Rentals should be left to municipalities so they can adopt policies that address the unique needs & concerns of their community.

- In a state as big & diverse as TX, there is no "one size fits all" policy that would work equally well for Marfa, Galveston, Arlington, Plano & Houston.

- The Bill's proposed Task force's charge does not require it to consider the negative impacts & costs STRs impose on cities & residents such as loss of long-term housing stock, increased housing costs & property tax assessments, displacement of local residents, reduction in available workforce for local businesses, decreased School enrollments, reduction in population-based state & federal funding, costs of STR enforcement, increases in crime & nuisances, loss of community cohesion & reduction in residents' quality of life.

We do NOT need a state study of the impact of Short Term Rentals, especially one that is skewed toward a favorable report for the Short Term Rental industry. What we need is for the State Legislature to keep its hands off the local regulations we elect local City Council members to enact and enforce on behalf of our neighborhoods and our cities. Local neighborhood residents/property owners know best what we need to protect our neighborhoods. Let us continue to be our own guardians without interference from a far away state legislature which neither knows adequately what the issues are or can enforce common sense protections for our neighborhoods. Vote AGAINST HB 2665.

Norine Farrar  
Home Owner  
Aransas Pass, TX

As a homeowner, I oppose HB 2665

Katie Sawyer  
Self  
Port aransas, TX

I believe that we should have freedoms for the use of our properties, but within that I also believe that we as communities should have the right to preserve the character of our neighborhoods. This should be done as it always has been, through voting and election of the entire community, not of an individual property owner. By keeping short term rentals out of single home community neighborhoods in tourism towns we are allowing for the preservation and sustainability of our local populations and culture. I oppose HB2665.

Jonathan Marut  
self  
Fort Worth, TX

I thought we were for local control? If municipalities wish to regulate commerce in their communities, it should be their prerogative to do so. Keep the State Government out of our local business!

Wes Perelli Perelli  
Self  
Port Aransas, TX

I oppose this bill

David Parsons (City Manager)

City of Port Aransas

Port Aransas, TX

Approved by council resolution, the City of Port Aransas opposes HB 2665. Port Aransas has over 90% of its residences currently registered as short term rentals. The remaining 10% are sacred subdivisions where the vast majority of our locals and school children live. We do not want these last remaining subdivision to become STR's. It'll ruin our community and schools!

Thank you for voting NO to HB 2665

Nancy Branson, Md

Self

Port Aransas, TX

The reason we have local government is to control what is going on within our own city and municipalities. I do not think this is something the state of Texas has the right to come in and govern. Crossed too many lines already in this state

Curtis and Jane Hoffman

Selves. Retired homeowner

Dallas, TX

We strongly oppose the state's making rules for everyone in Texas when each area/city/town has different situations. Thank you.

Truman Edminster

self

Houston, TX

It is already difficult for local jurisdictions to review and make informed decisions on matters of this nature. To punt this decision-making responsibility to the State is virtually impossible to properly protect landowners and the public. There are too many nuances that must be considered. This is tantamount to running all the municipalities in Texas from Austin. This is Texas - not Rhode Island. This bill is bad for Texas.

Phillip Terry

Self

Dallas, TX

This is state over reach. Regulation & zoning of STRs should be left to municipalities so they can adopt policies that address the unique needs & concerns of their community. Texas is a big state and no "one size fits all" policy would work equally well for Dallas, Marfa, Galveston, Arlington, Plano & Houston.

Task force is not required to consider the negative impacts & costs STRs impose on cities & residents. Long-term housing stock, increased housing costs & property tax assessments, displacement of local residents, reduction in available workforce for local businesses, decreased School enrollments, reduction in population-based state & federal funding, costs of STR enforcement, increases in crime & nuisances, loss of community cohesion & reduction in residents' quality of life.

We have a former "home" in our quiet residential neighborhood that has hosted parties that raged all night, all weekend. 147 cars parked on our streets and over 400 attendees. It took eight police units to try and break up the event at 1 am. Protect our neighborhoods and leave the solutions to each city.

My wife and I own our home and didn't buy it to live next door to a hotel. STRs are lodging, plain and simple. They don't belong in residentially zoned areas. Stop the steal of our local rights!

Regards,

Phillip Terry

Katie Calder

Self (Local Small Business Owner)

Marfa, TX

I live in Marfa, Texas, and I am a small business owner. I believe that the regulation and zoning of STRs should be left to municipalities so they can adopt policies that address the unique needs and concerns of their community. I live in a very small town, and our economy survives on tourism. However, STRs are taking over our town, and they are having very significant negative impacts. Our town is unique, and we should be able to determine what is best for our town. These negative impacts include a shortage of long-term rentals, a shortage of available housing to purchase at an affordable price, increased property taxes for longtime residents due to the increase in housing prices, the displacement of local residents, a reduction in available workforce for the service industry in our town, decreased school enrollments which means less state funding for rural schools like ours, reductions in all population-based state & federal funding, additional city personnel costs for STR enforcement, a loss of community cohesion and a reduction in residents' quality of life. Thank you.

Merry Brand

self

Austin, TX

"I oppose this bill, which harms homeowners and neighborhoods by removing local controls and property right protections. We have worked hard to make a home and life for our families. I urge you to vote against these harmful bills."

Mac hoak

Self and Self Employed

Houston, TX

The lack of local control/regulation on short term rentals deprives local citizens the opportunities to share the unique challenges each neighborhood and community face in dealing with both illegal and quality of life issues brought on by short term rentals.

As a home owner in Houston living across the street from a STR, the detrimental impacts upon once stable and thriving neighborhoods by STRs, are being ignored by the Task Force.

Cities across the nation are addressing the loss of moderate income housing stock and therefore the loss of longer term residents by providing moderate and thoughtful regulation to allow the residents to protect their neighborhoods.

It is illogical to think an entire state as large and varied as Texas will not permit the local community leaders to evaluate the specific challenges created by STR's to their cohesive neighborhoods and to work with the local residents to carefully craft reasonable guidelines for STR's to operate safely

Jessica Hernandez

Self

Aransas Pass, TX

I oppose HB 2665 by Gates.

William Harding Jr., Homeowner

Self. Retired.

Pt. Aransas, TX

I oppose HB 2665. I live in a town that has been decimated by STRs. I believe that local governance should be responsible for local issues. I will never vote for a representative who would vote for or support such a bill. I would vote for and support financially anyone who would run against a member who votes for or supports HB 2665.

Stacey Bartlett

Myself

Port Aransas, TX

I oppose HB2665. This bill essentially removes a huge chunk of municipal authority and removes power from communities.

Karina Smith

Self

Austin, TX

I oppose this bill because it authorizes a study into STR's "positive" aspects to lay groundwork for more bad STR bills in 2025. This bill harms homeowners and neighborhoods by removing local controls and property rights protections. We have worked hard to make a home and life for our families. I urge you to vote against this harmful bill.

Suzanne Sieloff

Self Retired

Port Aransas, TX

I oppose HB 2665!!

Patricia G Zettner

self

Austin, TX

Should study negatives as well as positives in a neutral manner or be killed entirely.

Neva Warnock

Self

Plano, TX

Here to express my support for Bill 2665. We need this layer of housing and income for folks, given the cost of housing these days. Too much NIMBY-ism at the local level.

Tim Parke

Lone Star Taste

Port Aransas, TX

I oppose HB 2665



Jessica Black

Self & the Texas Neighborhood Coalition

Arlington, TX

While I appreciate the amendments that have been made to the committee substitute, HB 2665 is still based on the false presumption that the STR industry needs protection from cities, when the \*reality\* is that it's TX cities & residents who need protection from the short term rental industry.

The STR industry is invading & commodifying residential neighborhoods, running roughshod over local zoning laws, depleting housing stock, increasing housing costs, displacing residents, straining taxpayer-funded municipal resources, eroding community cohesion, diminishing public safety & creating loopholes in sex offender registry laws. A Northeastern University found that as the number of Airbnbs in a neighborhood increases, so do crime.

<https://news.northeastern.edu/2021/07/16/when-airbnbs-increase-in-a-neighborhood-so-does-crime-heres-why/>

Since May of 2019, I've found 318 news reports of shootings at short term rentals. 27 of those have been in Texas & I am aware of others that have occurred in Texas that were never reported in the media. There have been documented cases in Dallas & Plano of STRs being used as brothels for sex trafficking, as well as multiple reports from around the US of STRs being used for drug trafficking & as hideouts by wanted fugitives on the run from law enforcement. A Dallas Police Department spokesperson recently told the media that the use of STRs by criminals represents a new tactic for evading law enforcement. With the lack of on-site staff & supervision & neighbors who have become numb to strangers coming & going, it's easy to understand why.

Arizona has already learned the hard way that STR preemption is bad public policy. In 2016, at the behest of STR industry lobbyists, the AZ legislature passed a misguided STR preemption law. It's caused nothing but problems ever since. There's no need for a study when we can learn from the real life experiences of other states. The Texas Legislature should learn from the mistakes of states like Arizona rather than repeating here.

My husband likes to tease me that after working on this issue for over 4 years, I've managed to become an expert in something that pays absolutely nothing. Based on that experience, I would argue that cities actually need \*more\* tools & resources to protect taxpayers & residents from the negative externalities & costs of short term rentals, not \*less\*. I firmly believe there is no need for a study to consider state preemption. If you want Texas to remain a place where people \*want\* to live & raise families, then Texas cities must retain the ability to zone & regulate short term rentals in a way that addresses the unique needs & concerns of their communities.

Lisa Turcotte

Self retired university director/professor

Port Aransas, TX

I strongly oppose this bill because I've personally experienced the destruction of community due to unregulated short term rental building. If I was a guessing gal, I'd guess this bill had some strong developer, builder and real estate lobbyist supporting it and pushing it along. Communities need long term residents to support schools, businesses, quality of life. In addition, the overcrowding of short term rentals, or building density, for more profit for a few at the expense of neighborhood tranquility and stability is despicable and destructive! I say again I strongly oppose this bill!!!! Lisa Turcotte and Jim Shelton Port Aransas

Jo Ellyn Krueger

Myself/Port Aransas Property Manager

Port Aransas, TX

I OPPOSE HB 2665

Short-Term Rentals are destroying communities. No one builds a house, a home anymore , they build a short term rental! People are not living in these STR's , they sit empty most of the time, they are nothing more than an business in a residential neighborhood. Most do not have enough parking, they park in the landscaping ,in the yard or where ever they can. Most of the time, they are over loaded with people having a lot of fun , fun all night long! No one is building any long term housing. We do not have any affordable Housing anymore. We do not have enough housing for our Teachers, Fireman, EMS, Police Officers , workers for the restaurants , hotel workers etc...

When do Cities get to say enough is enough? Port Aransas is probably 80-90% Short Term Rentals. That is Ridiculous!! We are a Beach Town and we know we have always were a Tourist Town , but we also have always , always been a Community first. This is killing our Community.

A City should be able to decide when enough is enough. A City should be able to decide what is best for the City. Not every City in Texas is the same , these Bills are not for everyone.

I OPPOSE HB 2665

Delaney Black

Self, student

Arlington, TX

Hello, my name is Delaney Black from Arlington, TX. A few weeks ago when I testified on HB 2367, I shared how my sister & I weren't allowed to play outside in our neighborhood because of the hotels houses with strangers & how my mom & other residents worked hard to pass a law to protect our neighborhood & make it safe for kids again. My city defended that law in court & won.

If the Texas Legislature strikes that law down, the only way for my parents to keep my sister & I safe from the hotels houses would be to move to a HOA that doesn't allow them. Since my city has a lot of older neighborhoods that don't have HOAs, that means we might have to move away from my school, all the friends I've grown up with, our church & its youth group which I love, & all of my grandparents who live close by us in Arlington & who are the reason my parents decided to move back to Arlington when I was born.

Residential neighborhoods should be places for kids & families, full of friends & neighbors who look out for each other & build relationships that keep our communities strong & connected. My family doesn't need a task force to study if hotel houses are bad for residential neighborhoods. We already know from first-hand experience that they are. Please let Texas cities continue to decide how to regulate hotels houses in their community so Texas can continue to have residential neighborhoods that are safe for kids like me. Please protect residential neighborhoods.

Barbara McArthur

self

Austin, TX

I oppose H.B. 2665 Gates

Short term rentals are valuable as choices when travelling, but they should not be allowed everywhere. There is a big difference between resort communities that people visit and neighborhoods where Texans try to raise their families. When city code came to the Austin Neighborhoods Council, they told us that by far the biggest enforcement issue was short term rentals. We know that short term rentals impact available housing for long-term tenants and artificially inflate rental costs. In many cities it reduces the amount of available long-term housing by 10%. In one Austin zipcode 78702 more than 11% of the housing is STRs. If you have to live next to a short-term rental in your family home it can be life-altering. Short-term renters have no stake in the community they are visiting, and no reason to be concerned about how the neighborhood around them suffers from their activities in these homes. . Zoning code laws keep hotels out of residential neighborhoods (even in Houston). Allowing short term rentals everywhere make virtually any residence into a hotel/party house, which becomes alarming when this bill also proposes to not limit occupancy. A recent Texas Monthly article elucidates some community concerns. Here is one story about a home in East Austin.

“The home had been purchased by a limited liability corporation managed by the owner of an upstart Austin-based “vacation rental investing” company called UrbanStay, which had turned the former residence—as well as more than twenty others in historically Black and brown neighborhoods across East Austin—into a full-time short-term rental property marketed toward big-spending, hard-partying tourists in their twenties. As inquisitive neighbors had long suspected, the school bus violated city code and the pool had been built without a permit, according to city records. Prior to construction, the residence had three bedrooms. Now, with closets converted into miniature sleeping quarters, it contains seven bedrooms with fifteen beds. Outside, the mostly empty backyard has been recast as a playground befitting a frat house, complete with cornhole boards, a fire pit, a hot tub, a putting green, and access to the mysterious yellow bus. After the row seating was removed, the bus’s interior was painted red and black, setting the mood for the property’s crown jewel: a shiny stripper pole illuminated by a flat-screen TV.”

Please don't make Texas families have to raise their children in homes next to STRs.

Barbara McArthur

mcabarney@gmail.com

Olive Talley

Dallas neighborhood Coalition and my neighborhood, Edgemont Park

Dallas, TX

Short term rentals are ruining our neighborhoods and worsening our housing stock in Dallas and other cities across Texas. In the last two years, 49% of the identified STRs in Dallas have received 911 calls for crimes, shootings, disturbances, prostitution, major and minor disturbances and more. And 46 percent of gotten complaints about noise, trash, parking and other nuisances. As a leader of a grassroots coalition representing neighborhoods across the entire city, I can testify to the disruption and turmoil these mini-hotels inflict on residential neighborhoods.

In Dallas, we have spent FOUR YEARS discussing the best way to regulate these commercial lodging businesses and now the state wants to tell us what to do? This preemption bill is a wrong-headed overreach by a state government.

This is and should remain a matter of LOCAL control. Different cities have different needs and it should be the duty and responsibility of locally elected officials to work with local residents to decide what's best for their community. Clearly, Houston has no zoning whereas Dallas decided nearly a century ago to enact zoning that separates incompatible land uses.

We want Neighborhoods for Neighbors, people we develop trust and relationships with, who watch out for one another, who we can raise our children with their children. Vital, strong, interconnected neighborhoods are a bell weather for a safe, healthy city and the quality of life of those who invest their lives in creating a wonderful environment. Dallas Police tell us the bedrock of an effective crime watch program is knowing your neighbors, their habits and routines, and watching out for any suspicious activities. STRs bring a constant stream of strangers into our neighborhoods and too often, crime, noise.

Dallas police say STRs are being used as convenient cover by criminal rings for drugs, prostitution and more.

Why would you EVER want to strip away our powers to stop these activities by preempting out powers to regulate STRs? This bill is clearly anti-family, anti-police, and anti-neighborhood throughout the entire state. When STRs hollow out neighborhoods, as we've seen in cities all across Texas, where people are clamoring for more HOUSING for people who actually live and work in those cities, why would you support this kind of a bill? It's ONLY for the financial benefit of the giant technology platforms that are making money at our expense.

Please, please, do NOT pass this self-serving bill if you care about the sanctity of neighborhoods in cities across Texas. Let each city deal with this issue in a manner that's unique for their residents.

Don't cram STRs down our throats.

Carolyn Peadon

-- please select a prefix --family

Dallas, TX

I urge ALL legislators to reject HB 2665. No one wants the problems already occurring with Short Term Rentals to spread everywhere. Permanent residents of Texas deserve to have you represent their interests - not the interests of organizations and investors who care only about their ROI. Texans matter!

Claire Stanard, Dallas City Plan Commissioner

Representing myself but I am a City Plan Commissioner in Dallas, Texas

Dallas, TX

The State should not regulate Zoning in Home Rule Municipalities - there is no one size fits all legislation for establishing policies that work in rural and urban areas. Cities should adopt STR codes that fit their geography and ability to enforce the provisions. Other cities have provided studies showing the insignificant amount received from HOT taxes annually which is about one-tenth of the cost for attempting to regulate this industry --employees and internet tracking. In a large geographical area it is almost impossible to regulate STRs in single family neighborhoods. Particularly, since most problems occur at night. In a city the size of Dallas, allowing STRs only in Mixed Use Commercial areas is appropriate. STRs should be in same mixed use areas where hotels can locate. STRs do not belong in neighborhoods where families live and purchased homes in non commercial districts where hotels are not allowed. I can't operate a tattoo parlor in my garage, open a beauty salon in my home, or turn my home into a party venue, so why would the State allow STRs in residential single family neighborhoods. There is NO positive affect of STRs in residential neighborhoods and it reduces available long term rentals due to profits from short terms as compared to long term. Do give in to the lobbyists. AIRBB and VERBO have little or no accountability or liability in the STR business.

Gloria Blackford

Self

Aransas Pass, TX

I oppose HB 2665

Barbara Batson

Self--Sales

Texas, TX

This would be a making of a Disaster on Steroids. We already have a Nightmare in Dallas with the STR's saturating every area of the City Residential Neighborhoods. I have lived in my home and never had problems with Theft of Personal Property until the first STR moved in just two houses away from my home. That first weekend I had \$3200. worth of Potted Landscaping Stolen from my Property. Insurance did not cover, deductible was \$3200. That will continue to bring more crime into neighborhoods with all of the strangers coming and going. Adopt the Kiss Solution No STR's in Residential Neighborhoods.

Nathalie Frensley  
Self/User Experience Researcher  
Austin, TX

I am asking this committee not to advance Representative Gates' HB 2665, despite its good intentions.

HB 2665 has two major problems:

First, it limits this legislature's great professional research staff's capabilities to fully understand short-term rentals in Texas by limiting the research to only their advantages. Texans know about short-term rentals; debates about STRs have been well covered in our major newspapers and just two months ago Texas Monthly published an investigative feature story about the pros and cons of STRs in Austin (<https://www.texasmonthly.com/news-politics/inside-bro-tastic-party-airbnb-gentrifying-east-austin/>)

Second, HB 2665 prevents local authorities from managing the placement, location, size, uses, and activities allowed on the site or within the rental structure. These factors are essential regarding utility easements, fire safety and prevention, and structural safety.

This harms homeowners and neighborhoods by preempting municipal governments' abilities to protect neighborhoods and Texan homeowners' property rights. Texas municipal officials and homeowners are very familiar with the disadvantages of STRs: loss of long-term housing stock, increased housing costs, and property tax assessments, displacement of residents, reduction in the available workforce for local businesses, decreased School enrollments, reduction in population-based state and federal funding, costs of STR enforcement, increases in crime, loss of community cohesion, and reduction in residents' quality of life.

HB 2665's preemptions prevent local governments in your districts from protecting Texans' home and neighborhood interests. The mayors, council members, and county commissioners in your districts are elected to understand community needs and craft the policies that provide them.

If the constituents you share with the municipal officials in your districts are opposed to local short-term rental regulations, they can petition to change them or elect new officials by following the current democratic process that preserves harmonious intergovernmental relations. HB 2665 is not necessary to change STR regulations at the local level.

Since 1912, our State's Constitutional Home Rule rationale has been local governments understand local problems best and should have the latitude to address them. If this bill passes, it will pit you, as a state public servant, against county and city public servants in your own district. Throughout this legislative session, public servants from many Texas cities, towns, and counties have testified against home rule preemptions. No one has testified for home rule preemptions.

As you deliberate on HB 2665, please consider its third-order effects on home rule and intergovernmental relations in your districts.

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As you deliberate on HB 2665, please consider its third-order effects on home rule and intergovernmental relations in your districts.

Cathy Fulton  
Self  
Port Aransas, TX

I adamantly opposed HB 2665! HB 2665 is another wrecking ball proposal to remove municipal authority, thereby removing citizen input and control over their communities. HB 2665 will have horrible repercussions on numerous municipalities. Port Aransas has been overrun with Short-term rentals forcing property appraisals so high that long-term residents have been forced to move because the high property taxes. Fewer long-term housing units has resulted in many important hospitality workers to move to other cities. We now have a bigger shortage than ever of workforce, because no one can find any long-term housing. The few that are available on a monthly basis are now highly unaffordable.

Short-term rentals do not work in R-1, residential neighborhoods. People that own property and live in a long-term housing neighborhood have property rights too. These many residential neighborhoods were established with restrictions and owners purchased properties knowing the restrictions and wanted them. This bill strips private property rights from current property owners all over the State of Texas.

Port Aransas has painfully learned of the problems created with STRs. Port Aransas is a great example of what not to do if cities want to retain any long-term residential occupation.

I wish I could speak for this hearing, but I can't be in Austin until Thursday. Here is what I believe: HB 2665 is just another bill to destroy local communities; kill public - citizen input in their own communities; gives private entities control and power over municipal author; is fascist in nature by removing individual rights; removes enforcement of ordinances and codes that WE citizens want for our town or neighborhood. HB 2665 is designed for selfish, greedy developers, builders, realtors and wannabe property investors, while it will destroy wonderful small towns and residential neighborhoods across the State of Texas.

Please vote no on HB 2665. Please stop trying to destroy municipal authority along with the rights of all Texans. Stop exploiting private property rights to just benefit STR investors that don't even live in Texas!! This is a horrible bill.

William Coe  
Self  
Dallas, TX

Regulation and zoning of short-term rentals should be left to municipalities so they can adopt policies that address the specific needs and concerns of their communities.

Short term rentals ruin our communities

Laura Palmer  
Self  
Dallas, TX

A cookie-cutter, one-size-fits-all state-wide approach to short-term rentals (STRs) simply will not work equally across municipalities in our vast and complex state. My once-sleepy residential urban neighborhood where families walked children to and from the neighborhood elementary school are being replaced by strangers pulling suitcases trying to finding their STR/hotel. Long-term housing stock suitable for families is either being demolished for new, smaller apartment units or turned into commercial lodging / event spaces by people who do not live in our community/state for people who do not live in our community/state. The charge being given to the task force contemplated under this bill does not require it to consider that STRs can result in negative impacts and costs on neighborhoods and residents. Loss of long-term housing stock and loss of community cohesion are just the tip of the iceberg. Ultimately, zoning and regulation of short-term rentals (STRs) should be left to local communities so we can adopt policies that address the unique needs and concerns of our respective communities.



Darryl Baker

Self

Dallas, TX

STRs are not compatible in established residential neighborhoods.

Corporate and investor owned housing are counter to the expectations of neighbors and neighborhoods and do not contribute to the stability, peace, and harmony that neighbors and neighborhoods provide in our cities and towns.

Deborah Quintero

Self

Houston, TX

Short term rentals are illegal hotels in Houston. They are not allowed in residences and should stay that way.

Anne Campbell

Self/R.N., Medical Oncology (retired)

Dallas, TX

Regulation of short-term rentals belongs to local municipalities where needs and concerns can be tailored to specific communities and neighborhoods.

Daniel Valdez

Self

Dallas, TX

Short term rentals have made it harder than ever for Texans to purchase homes. Not only do we have to compete with Californians buying houses, we also have to compete with investors from everywhere who want to purchase houses to turn them into short term rentals. Just last year when I tried to purchase my first home, every single house we bid on, received cash offers for way above asking price from STR investors. Literally a few weeks after walking a way from houses that were asking anywhere from \$30K to \$90K in cash above actual value, were turned into short term rentals. These investors are keeping houses out of the reach of us native Texans who want to start a family and be involved in our local communities. Now that i own my House, my neighborhood in Cedar Crest in Dallas TX has over 12 short term rentals. Most of which are listings for entire houses, aren't registered with the city and not paying Hotel Occupancy Taxes, several are them are literally advertised as party houses/bars, the guests leave trash everywhere outside the house, we have to deal with loud parties every weekend, and we are losing connection with neighbors. In Texas we are supposed to believe in small government and the state should not be limiting what we the voters can ban in our cities.

Please do not limit city's ability to limit short term rentals in our neighborhoods. I am asking you this as a registered voter and a young Texan. We cannot allow these STR companies to destroy our neighborhoods.

Thank you.

Kristin Roland

Self

dallas, TX

My husband and I strongly OPPOSE this bill.

Daniel Hartnett

Self

Dallas, TX

The mandate of the task force does not require them to consider the negative impacts and costs STRs impose on cities and residents such as: loss of long-term housing stock, increased housing costs and property tax assessments, displacement of local residents, reduction in available workforce for local businesses, decreased school enrollments, reduction in population-based state and federal funding, costs of short-term rental enforcement, increase in crime, loss of community cohesion, and reduction in quality of life.

Tom Strubbe

Self

Corpus Christi, TX

I oppose HB 2665 because we don't want nor need the great state of Texas removing LOCAL municipal authority over short term rentals / removing decision making and power from local communities to decide for ourselves what is best for our area.

James Skelly

Whiffletree V, VI, VII HOA

Plano, TX

Our neighbors absolutely stand against short term rentals in our neighborhood. We held survey on this matter and many neighbors voiced their opinion with approximately 95% stating opposition to short term rentals. Our neighbors concerns have only increased since learning of human trafficking and prostitution at one Plano short term rental and a wild shoot out at another short term rental recently in Plano. Short term rentals simply do not belong in residential neighborhoods due to the noise, traffic, trash and danger they can bring to nearby neighbors. This is a local issue best handled by cities and towns and local neighborhoods. We do not want The State to enact this proposed legislation. We stand against this legislation.

Kathleen Traynor

Self

Plano, TX

This is discrimination against me as a homeowner.

Ellen Leyrer

Self

Plano, TX

Regulation and zoning of short-term rentals should be left to municipalities so they can make rules and regulations appropriate to their location and residents.

Residual in Texas, there is no "one size fits all" policy that would work equally well for our variety of towns and cities.

John Bourke, Plano Resident

Plano Chapter of the Texas Neighborhood Coalition and Dads in the Hood Fatherhood Initiative

Plano, TX

I adamantly oppose HB 2665. Regulation and zoning of short-term rentals should be left to municipalities.

I do not believe that there is adequate consideration for the negative impacts and costs STRs impose on cities and residents such as: loss of long-term housing stock, displacement of local residents, reduction in available workforce for local businesses, decreased school enrollments, increase in crime, loss of community cohesion, and reduction in quality of life.

I live within 500 feet of an STR and have lived with the noise nuisance, threats for reporting problems, trash overflow, broken gates potentially providing access to pool by young children, traffic and parking congestion etc.

Christy Davidson

Self

Plano, TX

I am opposed to this bill, I have a STR next door to me and it has been nothing short of a nightmare! We need to ban STRs in residential neighborhood. Period.

Ernest Kinneer, Mr.

self and Dallas residents like me

Dallas, TX

I live directly across from a 5 bedroom STR that houses many large groups. As a family that uses STR's in our travel, I can see both sides of the issue but I would say that large houses such as this have large parties and are disruptive with noise, parking issues and damage to nearby properties. I've had cars driven into my lawn damaging my sprinkler system on one occasion. In addition, large parties have been unsettling for for my family and others in the area. It strains local police and fire resources.

Here's stats from my Dallas Council lady, Ms. Gay Willis.

46% of the 3,108 Dallas STRs (identified by the city) got at least one 911 call (in many categories of 911 calls, including major disturbances, violence, drugs, gunfire, prostitution, active shooter, noise, criminal mischief, etc. )

And 49% of the Dallas STRs (identified by the city) got 311 calls ( in just 10 types of 311 calls, including parking, chronic noise, criminal activity, code concerns and the STR "survey.")

- 1.Regulation and zoning of short-term rentals should be left to municipalities so they can adopt policies that address the specific needs and concerns of their communities.
- 2.In a state as big and diverse as Texas, there is no "one size fits all" policy that would work equally well for Marfa, Galveston, Arlington, Plano & Houston.
- 3.The mandate of the task force does not require them to consider the negative impacts and costs STRs impose on cities and residents such as: loss of long-term housing stock, increased housing costs and property tax assessments, displacement of local residents, reduction in available workforce for local businesses, decreased school enrollments, reduction in population-based state and federal funding, costs of short-term rental enforcement, increase in crime, loss of community cohesion, and reduction in quality of life.

Please DO NOT take statewide action to stop local regulation of STR's.

Ernest Kinneer

Richard Brigham

Self

Plano, TX

I oppose any bill which allows short term rentals in single family neighborhoods. I have a STR across the street and it decreases my property value, brings in all types of people who could not afford to be live in a neighborhood like mine. Late night parties, drunken behavior, crowded parking congestion, excess trash and many other nuisances. If it were a neighbor occupied property I could talk to them to address the problem. As a STR there has been no help from AirBnB . Police have been called. Party houses should not be located in single family neighborhoods at all, ever.

Colleen Aguilar-Epstein, Ms

Self retired teacher

Plano, TX

Regulation and zoning of short-term rentals should be left to municipalities so they can adopt policies that address the specific needs and concerns of their communities. In a state as big and diverse as Texas, there is no “one size fits all” policy that would work equally well for Marfa, Galveston, Arlington, Plano & Houston. The mandate of the task force does not require them to consider the negative impacts and costs STRs impose on cities and residents such as: loss of long-term housing stock, increased housing costs and property tax assessments, displacement of local residents, reduction in available workforce for local businesses, decreased school enrollments, reduction in population-based state and federal funding, costs of short-term rental enforcement, increase in crime, loss of community cohesion, and reduction in quality of life,

Steve Epstein, Mr

Self IT

Plano, TX

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Lori Green

Self

Plano, TX

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4. We live across the street from an STR. We have more trash, parties, strangers in our neighborhood...and now a shooting. The police have had to come on multiple occasions because of the noise and parties. That is not how we live in this neighborhood! We can't be a good neighbor because there isn't a neighbor there! If you want to increase the division in our country, make sure we don't have good neighborhoods! Make sure we don't know each other! Leases that are 3 months or longer make sense in a neighborhood. That's the answer you should be looking for!

Melissa Epstein, Miss

Self student

Plano, TX

Regulation and zoning of short-term rentals should be left to municipalities so they can adopt policies that address the specific needs and concerns of their communities.

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Matthew Epstein, Mr

Self plumber

Plano, TX

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David Gail

Self

Dallas, TX

We don't want STRs in neighborhoods. Our kids are a priority; not low rent real estate investors.

Sara Gail

Self/mother

Dallas, TX

I am writing you today as a mother of children on a street where there is a STR. This STR is disruptive to the safety of our children. There have been parties, drugs, commercial buses, fast u known cars, and drunks in our neighborhood. I oppose HB 2665. Our residential neighborhoods should not be commercial moneymakers for STRs.

Niles Illich, Dr. (Ph.D.)

Self

Dallas, TX

You probably know my story. A brothel operated in a short term rental four doors from my daughter's bedroom. The brothel operated for weeks. The argument has been made that the owner of the brothel house (a California corporation) has a property right to do whatever it wishes with its house. That argument is fallacious. We live by a social (and legal) covenant that limits what we can do with our property. For example, the California corporation that owns the brothel house could not have turned it into a nursery for children. Even if the licensing was perfect and the nursery provided top-level care it would still not be allowed in a neighborhood. The nursery would not be allowed because its existence would intrude on the property rights of the neighbors. A short term rental presents the same problem--i.e. it intrudes on the property rights of the neighbors. The ability to enjoy the security of knowing my family is safe at home is compromised by having a short term rental in my neighborhood--this is an intrusion on my property rights. Short term rentals can exist in non-residential areas--just as a nursery or a liquor store can. Short term rentals simply do not belong in residential areas.

Meghan Dalziel  
Myself -office manager  
Dallas, TX

We do NOT want airbnbs in our neighborhood any longer. It is ruining our sweet neighborhood with parties and constant traffic. It has changed our neighborhood in ways I couldn't have even imagined

Jane Yang  
Self  
Plano, TX

I oppose HB2665

MICHAEL BRASWELL  
Self  
PLANO, TX

I do not want short term rentals in Plano TX. We have had a girl shot in her house due to a party across the street that was a short term rental property having a party, and a short rental house that was being used as a brothel where men were visiting the house in the last year. Neighborhoods are not zoned for this, even if they pay a fee like hotels, B&B's, and motels. Residents do not know a short term rental is in their neighborhood and they will drive the property values down. Why is the legislature getting involved in what should be handled on the local level and let local governments make the decision on having short term rental properties. Texas use to be a state where local governments made decisions like this. There is a need for long term rentals, not short term rentals due to a housing shortage.

Jean McAulay  
Self Employed  
Dallas, TX

Allowing short-term rental properties to run rampant across Texas is taking steps to greatly degrade the integrity and value of our communities. Perhaps it feels in the moment that you want to be pro business, but just imagine how this plays out by increasing corporate interest in running cheap hotels out of neighborhoods, sending residents out of state so they can live next door to neighbors and not hotel guests who change nightly and have no vested interest in the community, and jacking up housing prices because the buyers will be operating a full-time business out of them, not living there and raising their children, volunteering in schools, hospitals and other nonprofits and investing in the continued stability of their community. I get the idea of people wanting to make money off a spare room in their house, but STRs are no longer that. They are investment properties and corporate-owned businesses running as full-time hotels right in the middle of residential neighborhoods. I've even considered renting out part of my home, but now that I see the damage caused as this thing grows, I'm willing to forego that possibility to protect our neighborhoods.

Tom Forsyth, CRM  
Oak Park Estates Neighborhood Association (OPENA)  
Dallas, TX

Please do not restrict the power of municipalities to use their zoning powers to determine where STRs can or cannot legally operate. STRs are incompatible with the best interests of neighborhoods.. Cities should be able to restrict their operation in residential areas. Cities should also be able to determine which STR regulations work best for the STRs that are allowed to legally operate within the municipality. In a state as large as Texas, a one-size-fits-all approach simply cannot work. If you are going to form a task force, it should widen the scope to include more than the impact of local regulations on the STR industry. It should consider the impact of STRs on the local community including the availability of affordable housing, the displacement of families who want to live in the local community, the impact of lower school enrollment on the public schools, the impact of crime and nuisances caused by STRs in the community and the enforcement costs the cities have to incur. Short Term Rentals are a commercial business performing a Lodging function like hotels that are operating in our neighborhoods often in violation of local zoning laws. The state should consider the broader interest of homeowners and residents over narrow special interests of the STR industry.

Andrew Dawson

Self

Dallas, TX

I DO NOT support this bill.

Jon Goodman

self/retired

Dallas, TX

Regulation and zoning of short-term rentals must be left to municipalities. Only municipalities can adopt policies that address the specific needs and concerns of their respective communities. This is a blatant over-reach by the State of Texas and is more like what an ultra-liberal state such as California would do. Are we now mimicking California or taking direction from them? Heaven help us if we are. STRs in residential zones will (a) increase crime, noise, danger (b) reduce the number of school children and in turn the funding for public schools (c) de-stabilize the neighborhood in terms of real estate values and quality of life for residents (d) make it completely impossible to have a neighborhood watch program (transient renters won't be neighbors) and (e) this policy is absolutely NOT democracy. It is more like socialism. Kill this craziness now.

Nisa Kubiliun

Self

Dallas, TX

I do not support this bill! Regulation and zoning of short-term rentals should be left to municipalities so they can adopt policies that address the specific needs and concerns of their communities.

Andrew Goodman

Self

Dallas, TX

I am opposed to HB 2665. Regulation of STRs should be left to local municipalities so they can adopt specific needs for each community. Texas is WAY too big for a one sized all answer.

Howard Hambleton, Homeowner

Self

Dallas, TX

Please protect the home "owners" and our community by letting the zoning laws govern. I live next to a home that has been turned into an STR. No less than 200 unknown people stay there a year be it parties or overnights. Cars park in the grass. Marijuana can be smelled. The kids on the block don't play outside on the weekends. I live next to a hotel, not a home. My property value will be challenged when the city tries to raise it. The house next door is no longer cared for. The lawn is burned and unmowed. The lights on the garage flicker every night due to an electrical issue. No one is around to care for it, just to make it earn them money, which they aren't even licensed to do. Let our well defined zoning laws take care of STRs. Hotels where hotels belong. Homeowners and neighbors where they belong. Thank you.

BEV vuckovich

WALNUT RUDGE

DALLAS, TX

I OPPOSE THIS BILL, IT DECREASES ARE VALUE. THE BAD ONES MAKE IT A PROBLEM FOR ALL OF THEM

Elizabeth Parsons

Self

Dallas, TX

Do NOT support.

Rob Thomas

Self - Consulting

Dallas, Texas, United States, TX

Having lived next to the party house (STR) at 8334 Banquo Dr. Dallas TX 75228 for two years and being tortured weekly by the indecent, disrespectful, drunk, high, apathetic losers that paid \$900 a night to do whatever they want because "hey its not my neighborhood and I paid \$900 for this" I am telling you without reservation hesitancy or doubt that I am vehemently opposed to this bill.

You should be too.

> Unless of course you like the idea of the neighborhoods going away forever.

> Unless of course you want to contribute to and increase the number of infants dying from fentanyl being left behind in STRs, murders, prostitution, gunshots going through children's windows and families front rooms.

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One of the fastest ways to RUIN Texas is to allows these STRs to continue their existence in residentially zoned neighborhoods. Gates must want to ruin Texas.

Hicks Morgan

Self

Dallas, TX

I oppose this bill, vehemently.

Will Woods

Self

Dallas, TX

Please oppose this bill. It is destructive to neighborhoods and families.

Dennis Harrison

Self

Dallas, TX

My wife and I are homeowners and live in Dallas' oldest historic district. We oppose STRs and this bill. It threatens our homes, our safety and our zoning laws.

Karen Oddy

Homeowner

Dallas, TX

Please stop the short term rentals from ruining our neighborhoods. The safety of our children and vulnerable elderly must be prioritized over individuals looking to make money.



Christina Sarwin

Self

Dallas, TX

We do NOT support this bill!!

Jamie Sowa

Self

Dallas, TX

Please stop these short term rentals in our neighborhoods. It is bringing in danger to our young children

Peter Sarwin

Self

Dallas, TX

I do NOT support this bill!

Annie Frost

Self

Dallas, TX

Have you lived near a short-term rental? Do you know that those homeowners who do, experience a decline in the quality of their neighborhoods? Can you imagine the house next door selling to a corporation who has no interest in the cohesion of a neighborhood? Now imagine a running rotation of renters with no attachment to the neighborhood who throw parties and disrupt the lives of all those who surround them. They have no stake whatsoever in adding value to the quality of life in a neighborhood. As you have your morning coffee, please consider who lives around you. Do you value your community enough to vote NO on this all-encompassing bill? Instead of caving to corporations who gobble up real estate in order to run STRs, please consider those who live in those areas, who pay taxes, who send their kids to neighborhood schools. These are the people who contribute. Please listen to them. They are the voice, not corporate greed or lobbyists.

Linda Mello

Self

Houston, TX

I am totally against this bill. STR's need as much state and local regulation as possible! They require more fees, if only to have funds for the increased policing they require. They should not be unregulated and untaxed ways for absent investors to maximize profit. My neighborhood was nice families with kids in the public school and on the neighborhood swim team. Now we have nightmares nearby. Schools don't have kids from those homes, lowering funding. Huge parties during and after Covid restrictions. Traffic, noise, and increased crime, including a murder! Police response times are too slow, and before STR's, police were rarely needed in our subdivision. I wish I lived where there were more restrictions, and more enforcement of laws already on the books. No investor should be allowed to maximize profit and minimize tax while also lowering the value of nearby properties. And while preventing me from pursuing peace and enjoyment of my home. Unregulated is just another word for evil. Corporate Republican evil. Vote NO!

Bob Bradley  
Self  
Kingwood, TX

Regulation and zoning of short-term rentals should be left to municipalities so they can adopt policies that address the specific needs and concerns of their communities.

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Chris Elliston  
Walnut Ridge neighborhood  
Dallas, TX

Please don't pass this. Thank you.

John Pitlik  
Briar Meadow HOA  
Plano, TX

3. The mandate of the task force does not require them to consider the negative impacts and costs STRs impose on cities and residents such as: loss of long-term housing stock, increased housing costs and property tax assessments, displacement of local residents, reduction in available workforce for local businesses, decreased school enrollments, reduction in population-based state and federal funding, costs of short-term rental enforcement, increase in crime, loss of community cohesion, and reduction in quality of life.

Anna Lopez  
Neighborhood Coalition - Plano Chapter  
Plano, TX

oppose HB2665  
short-term rentals everywhere bill

I oppose short term rentals, because we have one next door, and it's been used as a party house, with underage teenagers coming and going, using their apps to find the location, waiting in line to get in, where alcohol and who knows what else is available, then they leave, throwing empty bottles, trash and urinate in yards, in public, and the noise and traffic is ridiculous, racing with streets full of kids, Also there are always different people there,,,,,,,coming and go all the time, I think the STR should all be in areas like hotels, even hotels take care of situations like this, and we call the police each time. Why do we have to deal with it, when we've been in our single family neighborhood for over 40 years. I would be willing to bet that if you had one next door, you would be opposing this bill also. There are no adults at these parties other than the ones throwing the party. I think this is a situation waiting for something serious and bad to happen. I think it's important that you listen to all of opposing this bill.

Brian Pottinger  
Self  
Dallas, TX

Please do not allow

Stephanie Ashworth  
Texas Neighborhood Coalition  
Austin, TX

We are neutral on the bill or the committee substitute. We don't feel a study is necessary but if the committee feels we need one it needs to be fair and balanced without a predetermining outcome. Many bills have been put forward this session to increase housing stock. The ADU bill, the mini lot bill in others say we are desperate for housing. In light of that does it make sense to spend taxpayer \$ and time on a study that attempts to figure out ways to decrease housing stock by utilizing it for tourists?

Deborah Clift  
Self  
Dallas, TX

Please oppose HB2665?Short-term rentals everywhere bill.

- 1.Regulation and zoning of short-term rentals should be left to municipalities so they can adopt policies that address the specific needs and concerns of their communities.
- 2.In a state as big and diverse as Texas, there is no "one size fits all" policy that would work equally well for Marfa, Galveston, Arlington, Plano & Houston.

Sincerely,  
Deborah Clift

Roy Northrup  
self/attorney  
Dallas, TX

This proposed legislation forecloses a municipality's ability to address problems relating to short-term rentals. Those problems can be as simple as noise or trash, or they can be more serious. There is no simple, single solution, but local governments must have the freedom to explore options. In my own neighborhood, short-term rentals have created parking issues for nearby homeowners because short term-rental units have not provided adequate parking for the short-term renters. This is just one of many examples. Plain and simple, this bill is bad policy.

Jennifer Stewart  
self  
Dallas, TX

I do NOT support this bill.

Barbara France  
Self  
Plano, TX

This is a local zoning issue that should be decided by each municipality and not a state mandate! About half of my city does not have mandatory HOA's to protect from the invasion of problems that come along with having strangers next door every weekend.

Dennis Barnes, Mr.  
Self  
Dallas, TX

As a proud citizen of Dallas and the State of Texas, I appose SB 2665. It will be detrimental to our neighborhood and the quality of our safety and enjoyment of our home which I have worked hard to build and pay for. Thank you.

Julia Pitlik

Self

Plano, TX

3.The mandate of the task force does not require them to consider the negative impacts and costs STRs impose on cities and residents such as: loss of long-term housing stock, increased housing costs and property tax assessments, displacement of local residents, reduction in available workforce for local businesses, decreased school enrollments, reduction in population-based state and federal funding, costs of short-term rental enforcement, increase in crime, loss of community cohesion, and reduction in quality of life.

Rita Conway

Self

Dallas, TX

I am strongly opposed to this bill in my neighborhood. There is a short term rental and it's very disturbing. Lots of traffic. Lots of pot being smoked and lots of rowdy people at night. Do not pass house bill 2665. Rita Conway.

David Saia

self

Plano, TX

This is an attempt at usurping the rights of towns of municipalities to govern as befits their local situation. What are y'all, COMMUNISTS?? I've been very disturbed by this trend of the legislature to try to take everything on its own, removing powers from local jurisdictions. If you don't like it when the Federal Government does it, what makes you think the people of Texas will like it when YOU do it. Mind your own g-d business, people. Seriously!

Patricia Tomaso

self—homeowner/independent contractor

Dallas, TX

I DO NOT SUPPORT THIS BILL

Debra Copley

Foxhollow HOA

Plano, TX

I am absolutely opposed to any bill which would require communities in Texas to allow short-term rentals. While I appreciate a homeowner may have need to rent a property, there are many rental options that preserve the neighborhood's aspect of community, safety, and enjoyment for all. Short-term rentals result in "short-term attitudes" of the renters. They do not live there other than a few days, they have no vested interest in the traffic they cause, the noise, trash, or other areas where "neighbors" respect each other. An absentee owner does not either. In our small, 86 home community, we know each other. We come out to assist when there is a storm or power outage, or a broken pipe. Everyone knows where the kids play near the street and are extra careful when driving.

It is a matter of who bears the risk of the short-term rentals ... and it is the OTHER neighbors. No one wants to live next to, or even on the same street, as the "short-term rental" house. Our homes are very close together -- most lots are one-quarter of an acre or less. It can be 25 feet between homes on the "side" ... We do not want to have the potential issues to deal with. Our HOA Board is totally volunteers ... we do not engage a property manager to keep costs low for the homeowners. But no volunteer wants to deal with complaints of trash, noise, unruliness .. or worse, and worse has been happening ... illegal activities, gun fire.

Neighborhoods are RESIDENTIAL areas. Neighborhoods promote a sense of community and caring. People who need short-term housing have many options: hotels, bed and breakfasts, and the like that are ZONED for those activities. Proper zoning is controlled by the city, as it should be. If there is a need for short-term housing, let city councils decide where it should go. The residential areas need to maintain their integrity. Short-term rentals are just hotels with a different name.

Melanie Vanlandingham  
Dallas Neighborhood Coalition  
Dallas, TX

I adamantly oppose HB 2665. State laws address overall public health and safety, school regulation, traffic safety, climate change, labor laws, etc. -- laws that PROTECT the populace. HB 2665 would promote STRs – and their THREATS to the safety and quality of life of longterm residents in our communities, neighborhoods, and just next door.

If the State were to take action regarding STRs, banning them in residential areas while allowing them to operate in areas in which hotels are allowed would be an appropriate role of the State. But promoting STRs in residential areas - and everywhere - promotes the crime and threats posed by STRs on a local level. Local communities must be able to address the threats to safety, quality of life and home sanctity posed by STRs.

Corporate interests must not take precedence over local quality of life and public safety.

Preemption of local law must not stifle local government's ability to address the local threats posed by STRs on a community and neighborhood level. Community and neighborhood characteristics vary from town to town, and even vary within one community. Local governments must have local flexibility to address STRs issues and enact zoning laws and/or land use regulations that appropriately respond to the expressed needs and values of their local residents.

And local residents must be able to have a direct role in making positive change at the local level. And STR threats hit hardest at the local level, often looming just across your fence.

STRs threaten the very sanctity of home, to be and to feel safe within one's own home from threats happening just next door or on one's one block or neighborhood. STRs pose dangers that can only be dealt with at the local level through local zoning, codes, regulations, and policing.

STRs bring unmonitored noise, late-night disturbances, trash, influx of strangers, large party and events, excessive parking, trespass, and growing crime. STRs are the perfect den for organized crime operations, including drug sales, prostitution, sex trafficking, and stolen goods storage -- all happening right next door. These conditions are over-burdening already stretched local police.

As hotel operations, the very nature of STRs is a revolving door of strangers renting for short durations (often one to two nights) occurring in home next door. But unlike hotels where 24-hour management and private security is on site, STRs rented as a whole house provide none of this oversight and protection. And whole-house rentals are the STR industry standard.

Unless the State bans STRs in residential areas, this proliferation of STRs must be able to be controlled and regulated in the local level.

State preemption of local governments by HB 2665 would be promoting corporate interests of the STR industry over the quality of life, health, safety of residents and communities on a local level.

For the lives of Texas residents and their families, please oppose HB 2665.

Virginia Dillard  
Self  
Dallas, TX

There is a short term rental property two blocks from our home in Dallas. As a result, loud parties deep into the night, garbage overflow, and concern over privacy, security, and safety have rocked our small, quiet neighborhood. I oppose this bill because it will weaken the power of Dallas (and cities throughout Texas) to decide through zoning ordinances where STRs of homes and businesses can operate. If passed, property values will decline and neighborhoods throughout Texas will be irreparably damaged. I encourage you, our representatives, to oppose HB 2665 as well.

Thank you.

Jay Boynton  
Self  
DALLAS, TX

I do NOT support this bill.

It is my understanding that by state law, Hotel and Motel room tax are collected on stays of less than 30 days. STR's are less than 30 days and thus should fall under the same classification of Hotels - A Commercial operation and commercial operations do NOT below within residential zoned areas.

daniel burkhart  
self, retired  
plano, TX

I am strongly opposed to HB 2665 for the following reasons:

1. Regulation and zoning of short-term rentals should be left to municipalities so they can adopt policies that address the specific needs and concerns of their communities.
2. In a state as big and diverse as Texas, there is no "one size fits all" policy that would work equally well for Marfa, Galveston, Arlington, Plano & Houston.
3. The mandate of the task force does not require them to consider the negative impacts and costs STRs impose on cities and residents such as: loss of long-term housing stock, increased housing costs and property tax assessments, displacement of local residents, reduction in available workforce for local businesses, decreased school enrollments, reduction in population-based state and federal funding, costs of short-term rental enforcement, increase in crime, loss of community cohesion, and reduction in quality of life.
4. As recently seen in my town, Plano, one of these short term rentals was used as an illegal BROTHEL, and another short term rental house was the site of a dangerous SHOOTING.

I urge you to reject this bill.

Sincerely yours,

Dan Burkhart  
Plano, Texas

Patricia Goforth  
Self Real estate broker  
Austin, TX

As a real estate broker for over 16 years, I have seen the cost of housing increase astronomically in the Austin area. This bill prohibits municipalities from limiting STRs and as a result, affordable rental housing will become increasingly harder to find. It also increases the cost of housing for homeowners trying to purchase homes. Towns that are a favorite for visitors and tourists will be facing much higher cases of housing instability, and it will exacerbate the challenges that many cities face with homelessness and affordability. As a property investor, corporate groups would contact me every few days wanting to rent my property out on a 'long term basis' to turn around and do a STR with them. This bill would make it much harder to support local people who live and work in these towns and make housing much more expensive for local - non airbnb - owners/ occupants to purchase. I have seen it and I continue to see it. Strongly oppose this bill.

Janice Bloom

Self

Dallas, TX

I am totally AGAINST short-term rental properties in neighborhoods ZONED FOR RESIDENTIAL. Please do not override the rights of voters in municipalities to prohibit short-term rental properties in neighborhoods ZONED FOR RESIDENTIAL.

- 1.Regulation and zoning of short-term rentals should be left to municipalities so they can adopt policies that address the specific needs and concerns of their communities.
- 2.In a state as big and diverse as Texas, there is no “one size fits all” policy that would work equally well for Marfa, Galveston, Arlington, Plano & Houston.
- 3.The mandate of the task force on short-term rentals does not require them to consider the negative impacts and costs STRs impose on cities and residents such as: loss of long-term housing stock, increased housing costs and property tax assessments, displacement of local residents, reduction in available workforce for local businesses, decreased school enrollments, reduction in population-based state and federal funding, costs of short-term rental enforcement, increase in crime, loss of community cohesion, and reduction in quality of life.
- 4.I have friends with children who are suffering the consequences of out-of-state investors buying homes for short-term rentals next door to them, across the street from them, and in their neighborhoods. They have experienced the noise from loud parties (interfering with their children's ability to get proper sleep for school and the parents' workday), the fear of shotguns and shooting up of drugs near them, and the decreased value of the property they invested in. They call the cops, who are already short-handed, and get told there is nothing they can do. This is truly negatively impacting the quality of life of hard-working taxpaying citizens. It is abominable to even consider allowing this in neighborhoods zoned for residential!

William Lucy, Mr

Self, Architect

Austin, TX

I'm writing in support of HB 2665. Austin has passed restrictions making short-term rentals off-limits to most homeowners. This is just one of many examples of the ways that Austin strips property owners' rights, opting instead to grant extraordinary & baseless rights of control to nosy neighbors who should have no business or say over property that they do not own.

Anga Sanders

Global HR Solutions LLC

Dallas, TX

This bill is unconscionable and hypocritical for those who decry "big government." Each city MUST be allowed to determine for itself how to deal with the incursion of STRs, based upon needs and desires of residents. What works for a rural area with a popular lake does not work for busy urban areas. Citizens of each city, and each municipality should retain the rights to govern these entities as they see fit. In addition, STRs are almost completely investor-owned properties that have no interest in preserving the safety and character of neighborhoods. They are in it for the profit and NOTHING else matters. No one who bought a home in a single family RESIDENTIAL area wants to live next door to a TRANSIENT HOTEL. Please VOTE AGAINST this bill today.

Douglas Gorrie, Mr.

Self

Pkano, TX

Since I'm traveling, I can't type my full, desired response into my phone, but will make a few key points here.

Simply put, I can't believe this bill is still being considered. For a legislature that emphasizes the desire to limit or reduce government intervention, this bill purposely and directly supersedes the will of individual municipalities and homeowners associations throughout Texas. There is absolutely no reason this bill should be continued, except to benefit the individual legislators and their small group of supporters that own property that want to make money off those properties as rentals. In addition, it's been noted that the revised wording promotes finding reasons to support the bill, but does not also require that a list of negative reasons be investigated as well. This is another flaw and an obvious dereliction of duty in promoting such a bill in the first place. I strongly ask this Bill be canned all together as soon as possible.

Janis Reinken

Self / Attorney

Austin, TX

I oppose HB 2665 which would allow STR's (aka Short-Term Rentals) in any location without regard to surrounding conditions and sensible land use planning. While it would allow local authorities to impose registration requirements and require compliance with parking and noise requirements, it prevents local authorities from managing the placement, location, size, or uses and activities allowed on the site or within the rental structure. These factors are essential in regard to utility easements, fire safety and prevention, and structural safety. Ask yourself, "What could go wrong?" The answer includes sex-trafficking; dealing of illegal drugs (think fentanyl, cocaine, ecstasy, and such); overnight keg parties; and more. The economic result of using residential properties for short-term rentals removes these properties from the residential real estate market for permanent or semi-permanent residents. At-will use and placement of STR's erode property values for nearby owners. The STR concept ignores the benefits of residential living in a community of interest where people and families can come together and participate in neighborhood and school-based activities, National Night Out and other safety programs, Fourth of July parades and other factors that create stability and a peaceful living environment. With due respect to the Author, please do not advance HB 2665. Respectfully, Janis Reinken

Donna Denison, Mrs.

Self

DALLAS, TX

Texas is a large and diverse state and therefor any regulation and zoning of short-term rentals should be by municipalities to allow them to adopt policies that address the specific needs and concerns of community residents. .The mandate of the task force does not require consideration of the negative impact and costs STRs have on cities and their residents.



BILL FRANCE, Leader PTNC

Plano Texas Neighborhood Coalition

Plano, TX

As the leader of a coalition of concerned citizens with more than 1000 members in the City of Plano , we vehemently oppose this legislation.

Our government has been intentionally designed in a tiered structure to provide representation that would be responsive and informed at the level most appropriate to balance the forces of both rights and responsibilities of our citizens.

The actions taken by this legislature, if this bill were to be passed, would significantly and irreparably harm the citizens and residents of Plano.

The scope of this bill in attempting to insert government regulation on the matter of short term rentals is broad and overreaching, imprecise and an affront to the well researched and designed mechanisms that a complex issue such as this requires at the municipal level.

This legislation, simply put, is a mandate, pure and simple.

Let us be clear:

We don't need or desire this well-meaning but ill-advised regulation shoved down our throats.

This legislation is a stripping away of fundamental rights held by each municipality to best serve the unique characteristics of the local populace regarding land resources.

The unintended consequences of this bill both unknown and unknowable open up a Pandora's box of events and actions that can forever scar our community, our families and our children.

The evidence within the last year alone, including the presence of a sex trafficking operation, a shooting, and the arrest of a child pornography ring, in addition to hundreds of instances of violence, social disturbance, 911 calls, threats, trespassing, destruction of property, as well as the emotional trauma and stress brought on by the presence and anticipation of these behaviors arising from the activities directly caused by the operation of short term rentals, requires action **AT THE LOCAL LEVEL** by our government to enforce the prohibition of these activities to ensure the safety and security of our resident citizens.

This bill directly **RESTRICTS** our God-given right to live in safety and security in our own homes.

Please do not pass this legislation, and entrust your citizens, to act, through our local governments, the best form and function of law to live in a peaceable community.

Joni Fincham

La Ville St. Emanuel HOA Board

Houston, TX

In a state as large and diverse as Texas, this bill takes away the ability for local municipalities to adopt policies to address short-term rentals (STR) that address unique local needs, local zoning and regulations, and the well-being of their communities and neighborhoods. Also, any regulation of STR must take into account its negative effects on cities & residents, such as loss of long-term housing stock, increased housing costs & property tax assessments, displacement of local residents, reduction in the available workforce for local businesses, decreased School enrollments, reduction in population-based state & federal funding. HB 2665 ignores these issues.

From personal experience, STR rentals in our townhome community have endangered our community on numerous occasions, including: a STR rental was raided by the local constable office, where our whole community woke up surrounded by police with helicopters and drones hovering above, unable to leave our homes, while a suspect tried to flee by jumping rooftop terraces to enter another home. The home was being used to traffic guns, where a massive, deadly stash was found along with meth and other drugs (<https://abc13.com/bazookas-found-inside-townhome-near-downtown-st-emanuel-at-tuam-fraud-ring/6140052/>). On at least other two occasions STR guests have threatened a homeowner with a gun. Guests have tried to jump on neighboring roof terraces, ending with them being stuck and needing emergency services. In addition to threatening our community's safety, the STRs are a general nuisance, with large, loud parties leaving trash everywhere, guests breaking community gates because they don't know how to work them, and even trying to enter other townhomes because when returning late at night because they are inebriated and don't know which home they are staying at.

As legislators, it is your job to look out for the best interests of Texans. And in the case of HB 2665, those interests vary; the needs of Marfa, Galveston, Houston, Austin, and Lubbock are all unique. Let local municipalities have the agency to address the restrictions of STRs to meet their constituents' needs. Thank you, Joni Fincham

John Morrow, Mr.

Self

Dallas, TX

Dear Chair and Committee members:

I am writing your AGANST HB2665 for many reasons among them being:

1) This bill limits local authority to zone/regulate short-term rentals (STRs). This bill takes away long standing local government authority to zone/regulate within its boundaries and a citizens right to petition local government officials regarding those zoning laws or regulations. This legislation supersedes local government authority, it is BID GOVERNMENT (STATE) vs SMALL GOVERNMENT (LOCAL MUNICIPAL) like Federal over State government.

2) HB 2665 applies to all municipal governments in Texas regardless of size and diversity, from a City as large as Dallas to a town as small as Brady, a one size fits all, not appropriate for a state like Texas.

3) HB2665 has been amended to development a task force about the "benefits of preemption" without requiring consideration of the negative impacts and costs associated with STRs on municipalities and their residents including: loss of long-term housing, increased housing costs, property tax assessment, displaced local residents, decreased school enrollment, decreased population based State and Federal funding, STR enforcement costs, increased crime, loss of community cohesion and reduced quality of life. As an example I refer you to the March Texas Monthly article "Inside Bro-tastic Party Mansion Upending a Historic Community" in Austin by Peter Holly. That majority black neighborhood in east Austin has experienced all the ill effects mentioned above.

HB 2665 usurps the right of citizens across Texas to local serf determination and ability to petition local local government officials to address local zoning or regulation issues.

Blanket legislation like HB2665 serves the interests of internet companies like Airbnb and VRBO and their clients but NOT residential communities and citizens across Texas.

Pleas table HB2665 and not pass it forward for consideration by the Texas House.

Thank you!

John Morrow

Timothy Sigler

Self

Dallas, TX

Please allow cities and municipalities to make their own zoning decisions that are good for their own citizens. Statewide zoning for STR's rules don't work for everyone. I live next to a double duplex STR and it is a complete nightmare to have in our quiet neighborhood.

Kristin Reinaker

Self

Plano, TX

To the Honorable Members of the House Committee on Land and Resources Management,

I am writing to express my SUPPORT of HB 2665.

My name is Kristin Reinaker. My husband and I reside at our home in Plano, Texas which we have owned since 2011. Since 2017, we have rented a room in our home as a short-term rental. I support HB 2665 because it will set the framework for reasonable regulations regarding short-term rentals and encourage you to pass it.

Thank you,

Kristin Reinaker

April Hill

Self

Plano, TX

Safety and tranquility of neighborhoods must take priority over investors attempting to make profit by degrading the experience for everyone else while not living in or near the neighborhood. While some flexibility should exist, STRs need to be regulated locally and based on what is appropriate for the community.

Linda Schroeder, Mrs

Self

Plano, TX

STR are a business. They have NO place in neighborhoods with families, children, the elderly. We do not invest in home purchases to have crime right in our face. Plano has had shootings, a murder and a prostitution bust. Would you like that in YOUR neighborhood? How about a stray bullet killing your family member in their own home? Or your children seeing the antics of a house of prostitution?

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. They had to put up a fence!

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. Why do you not listen to the people who elect you?

Put these STR rentals in areas zones for business? How about protecting your constituents for a change?

Linda Schroeder

Mike Overby

1012 Orlando Circle

Plano

Jan Gibbons  
self  
PLANO, TX

Regulation and zoning of short-term rentals should be left to municipalities so they can adopt their own policies. Having this power at the State level is not effective and doesn't represent Texans accurately.

Ed Zahra  
Dallas Neighborhood Coalition  
Dallas, TX

I oppose HB2665 Short-term rentals everywhere bill -

- 1.Regulation and zoning of short-term rentals should be left to municipalities so they can adopt policies that address the specific needs and concerns of their communities.
- 2.In a state as big and diverse as Texas, there is no "one size fits all" policy that would work equally well for Marfa, Galveston, Arlington, Plano, Dallas and Houston.
- 3.The mandate of the task force does not require them to consider the negative impacts and costs STRs impose on cities and residents such as: loss of long-term housing stock, increased housing costs and property tax assessments, displacement of local residents, reduction in available workforce for local businesses, decreased school enrollments, reduction in population-based state and federal funding, costs of short-term rental enforcement, increase in crime, loss of community cohesion, and reduction in quality of life.
- 4.Having a revolving door of transient neighbors has made our neighborhood Crime Watch difficult to maintain

John Gunter  
None  
Plano, TX

I am against this bill. Short term rentals should be governed by the municipality they are located in. Short term rentals should be banned in residential neighborhoods. I have had the experience of a home in our neighborhood being converted from residential to short term rental. I am tired of loud parties at all hours, trash in my yard, cars blocking my street, no local owner 24 hour contact number, and loss of depreciation of home value due to these type rentals. Stop this from destroying our neighborhoods!

Roxane Malecek  
myself  
Plano, TX

Please DO NOT VOTE IN FAVOR OF THIS BILL! Texas is too large to make a blanket bill like this!!! STRs might be okay in some. places, cities, neighborhoods, but definitely not in others. LET EACH CITY determine in they want them or not. Your task force committee is not necessary as each city should make these decisions based on what is best for their community. I am OPPOSED to STRs in my neighborhood - we have 3 of them. They have been nothing but problems: noise, parking, trash in alleys, disrespect for residents who live here EVERY day!!! They do not belong in my neighborhood. I believe each city should determine what is best for them.

Rhonda Bechtold  
Self - Contract manager  
Plano, TX

short term rentals are ruining our neighborhoods. We have no idea who are occupying the residences, crime, street parking and drinking are prevelent. Residential neighborhoods are zoned for single-family homes. Short term rentals are business and should not be allowed. My taxes are soaring, but the state of my neighborhood is unpleasant and stressful, not worth the taxes I am paying.

Corey Reinaker  
Self, Architect  
Plano, TX

To the Honorable Members of the House Committee on Land and Resource Management,

I am writing today in SUPPORT of HB 2665.

My wife and I have lived in Plano since 2009 and owned our home there since 2011. I am also licensed architect.

Since 2017 we have rented a room in our home as a short-term rental. We have found short-term rental to be advantageous compared to longer term rental. The extra income we've earned has allowed us to reinvest in our home; it has provided a financial cushion in uncertain times; and it has allowed us to increase our personal savings. In addition, the flexibility of short-term rental allows us to tailor the availability of our rental to our needs. When we have family visiting from out of town, or simply would like to take a break from having house guests, we just block dates or put the listing on 'snooze'. An additional benefit of the short-term rental is all the interesting people we've met from across the U.S. and around the world. We've hosted guests visiting Plano for every imaginable purpose, including work, pleasure, visiting family, and attending weddings. We've made very dear friends through our short-term rental and have even been invited overseas to attend the wedding of a past guest.

As a host with over 300 positive reviews, we know that running a successful short-term rental is hard work and requires skill at management. We have had no significant problems with any of the guests we've hosted. We are proactive in informing our neighbors about our rental and they have been fully supportive of us.

Many of the real and concerning issues that have occurred and are attributed to short term rentals are really a problem of management. When examined closely, it is often that most problems stem from a handful of poorly managed listings. The current push from some residents of our city to ban short-term rentals from areas zoned for single family would needlessly and unfairly harm us and would not be reflective of the values of our immediate neighbors.

Cities need appropriate tools to regulate nuisance listings. Towards that end, we are supportive of legislation that will provide a framework for how municipalities may regulate short-term rentals. We support thoughtful regulation that balances the needs and rights of all property owners.

To conclude, I support this bill for the reasons stated and encourage the Committee to pass it.

Please feel free to contact me to discuss further.

Best regards,

Corey Reinaker AIA

Darren Dattalo

Lower Greenville Neighborhood Association

Dallas, TX

Please vote against this bill. 85% of the STRs in our area are corporate owned allowing commercial entities to begin operating hotels in residential areas. Property owners have rights. Those rights include the peaceful enjoyment of our neighborhoods not to be infringed upon commercial hotels operating next door. If we are going to allow hotels in residential neighborhoods, why not allow restaurants and auto shops as well? When our neighborhood association polled its members, 100% of them said that they did not want to live next door to an STR. Almost all STRs contribute to crime in one way or another. While there is no shortage of party houses and brothels operating in them, even the best STRs deprive residents of having actual neighbors. I've run a 1200 member crime watch organization for over 15 years. Neighbors building relationships with one another is the biggest deterrent to crime we have. STRs deprive us of that. As a realtor, I can vouch that the buyers I work with frequently ask if there is an STR nearby. They won't buy a house that is near one. This causes a loss of property value over time for those unfortunate enough to have an unregulated STR move in next door. This bill will turn Texas' metro areas into little Chicagos. We don't need that.

But the biggest issue here is that Austin doesn't need to be telling our neighborhoods how to manage themselves. This is an absurd overreach depriving us of the freedom of self determination. STRs are a commercial use, not a residential use and are cities should be allowed to decide for themselves whether they are compatible with our neighborhoods. We don't need Austin's "big government" hands all over our neighborhoods.

Nancy Wenning

Self

Dallas, TX

Municipalities and only municipalities should determine the policies to adopt and therefore addressing specific needs and concerns of their communities. What works in Houston does not work in Dallas. What happened to small government??? This session's bills, ones after another, put determinations in the hands of folks in Austin!

This task force makes no requirement for the negative impacts and costs STRs impose on cities and residents such as: loss of long-term housing stock, increased housing costs and property tax assessments, displacement of local residents, reduction in available workforce for local businesses, decreased school enrollments, reduction in population-based state and federal funding, costs of short-term rental enforcement, increase in crime, loss of community cohesion, and reduction in quality of life.

We have spent the last 9 months living next door to an STR and it is a living hell, not just for us but the entire neighborhood. A once quiet, mature neighborhood with children out and about is now hostage to "occupants" and "business folks" coming and going out of this home. Loud music and screaming and hollering, obscene clothing, party buses, marijuana smell so strong kids are brought indoors, cars parked up and down the park, trash and trash cans left in the front yard or on our streets, non-residents partying and walking about the street at all hours of the night, sometimes just standing in the street or curb looking into our homes. I am willing to bet that no one, anywhere, as ever stated "What this neighborhood is missing or needs, is an STR!"

We stopped contacting code enforcement and the Dallas Police Department, because it is a waste of strained resources and the Police admitted that until this City Council adopt regulation specific to address this, there is nothing! NOTHING, they can do - that folks "occupants" hand "workforce" have every right to be in a public area!!! Get that! Their right supersedes ours! We hide in our homes at times out of concern for our safety!

This is a zoned residential neighborhood - that's why we purchased this home over 25 years ago. A STR is doing/conducting business - plain and simple and therefore it belongs in a business zoned area. Stay out of mandating that every city respond in the same manner.

Cynthia Paige Palmer  
Self - Realtor/Recruiter  
Plano, TX

This is a terrible bill! Please protect us! Short term rentals need to be regulated by the cities to protect the integrity of residential neighborhoods. The State has no jurisdiction just like you have no jurisdiction over city planning & zoning. I have seen the negative impact of STR's firsthand with three on my street. These party houses have resulted in serious crime and safety issues. I no longer feel safe in my quiet neighborhood. But there are so many other issues - decline in property values due to decline in neighborhood, shortage of homes for long term rentals/purchase, negative impact on our quality of life due to nuisance issues, etc. These are hotels and venues and they don't belong in residential neighborhoods. If there is a shortage of hotel rooms, real estate developers will build where the city deems appropriate. One of short term rentals on my street recently had a party that ended up in a gun fight in front of our house. My husband is a retired police officer and worked the worst area of Dallas. He commented recently that how would it look if he survived that but then was killed because of a STR. This is not a joke. A gun shot went through our neighbor's window and child's playroom - just steps away from our master bedroom.

Marian Toscano  
none  
DALLAS, TX

I oppose HB 2665. Regulation and zoning of Short Term rentals (STR) should be decided by municipalities that address their specific needs and concerns. The many negative impacts of STRs are not being considered. These include loss of long-term housing stock, increased housing costs/ property tax assessments, decrease in available local workforce and school enrollment, reduction in state/federal funding, cost of STR enforcement, increase in crime, loss of community cohesion and quality of life.

I have experienced first-hand the negative effects of STR. There is a house at the end of my street where an underage party/shooting took place and now is used as a boarding house. There are problems with parking and with residents just hanging out along the sidewalk. Another house on my street has brought not only parking issues, but safety concerns. Parents of the many small children on our block are now concerned even more about safety. This is after a number of the STR renters were in the front of the house with one man having a gun openly tucked in his waist band. NO pro-STR bill should be passed at the state level. In my home of Dallas we want STRs banned from residential areas. The negative impact of STRs in neighborhoods where we are invested in quality of life i.e. safety, property upkeep and value, close community is enormous. Neighborhoods are the backbone of many cities. They need to remain strong and safe as possible.

Suzanne Moran  
Self  
Dallas, TX

Against this bill, oppose

Sofia Martinez  
Self: technical writer  
Austin, TX

I oppose this bill. Have you ever talked to someone who lives in a popular tourist destination? Too many short-term rentals turn neighborhoods into dead zones, leading to

- a) lack of strong community
- b) rise in property crime due to lack of consistency, and lack of residents during off peak seasons
- c) rise in homeless populations due to removing housing from the market

Why should out of state corporations own most of the housing in popular areas? Let Texans rent Texas houses. Limiting rules on short term rentals just leads to a rise in corporations buying houses as investments, without having any kind of REAL investment in the area.



Ben Perry  
Self  
Katy, TX

Short term rentals are destroying single family neighborhoods. They are very rarely owner occupied properties, occasionally rented to earn some extra money. They have become company owned full time mini hotels that ravage the peace and quiet of those around them. I currently live next to one and it is miserable. My wife and I have been out through a nightmare of parties, drugs, and outright shameful displays of behavior. Please do not limit a municipalities ability to control this growing threat to our homes. AirBnB, VRBO, and similar companies claim to have policies in place to prevent parties and disturbances but they only amount to lip service. Speaking from personal experience, when a party is thrown at an Airbnb and a neighbor files a complaint, they are told "that is normal use of the property" and no one was arrested or injured so case closed. We need stronger tools to reign in these companies and keep single family neighborhoods from being a revolving door of parties, drug use, and disorderly behavior. Please do not give short term rentals a stronger foothold in our neighborhoods.

Pat Menville  
self-retired  
Houston, TX

I am opposed to this bill as it unfairly restricts Texas residential property owners from having local control over neighborhood character and safety. This bill attempts to impose a cookie-cutter solution over a diverse state, to allow the spread of short-term rental properties. Commercial intrusions of this nature pose a significant threat to property values and create an enforcement burden for local governments and community associations. The very nature of these properties involves a revolving door of tenants whose number and behaviors often create community disruption.

Jerry Wells, Mr  
Self /Attorney  
Plano, TX

Short term rentals should be barred in single family home residential areas. Permission in many cases lends itself to loud noises at midnight and later; unwanted number of vehicles, inappropriate pool dress (nude); criminal activities etc. Residential families are respectful of their neighbors since they live there; short term renters not so much. There was a short term rental across the alley one house to the right- extremely noisy: occupied by many more persons than bedrooms; traffic at late hours; reported several times to police. I have lived in the same house for over 35 years and urge banning of STRs in residential areas

Jason Lowe  
Self  
Arlington, TX

Let Cities regulate their own Short Term rental. We want small government not big government representative. In Arlington we voted against STR and that is the way it should be.

Susan Couch  
Self retired  
Katy, TX

Our children are at risk if there are no rules regarding STRs. Rules and regulations should be left to municipalities. Policies are not a one size fit all.

We have been living in horror since November 2022 when the Airbnb went in across the street. Children get off the bus at this location. Men are wondering around the street. A bloody blanket was on the street and the children got an eyeful. If this bill is passed their safety your hands. And our vote is in our hands!

James Forsythe, Mr.

self

Dallas, TX

I do not want short term rental in my neighborhood!

Susan Walsh

self

Austin, TX

I oppose HB 2665 requesting funds to look at the positive nature of STR in Texas. I have experience with STR zoning and rental properties in Austin and Port Aransas. The affect of STR on an area can eliminate the nature of a neighborhood. To that end, cities, tourist towns, and rural communities in Texas are looking at how STR can be incorporated into their zoning and tax rate without infringements to neighborhoods, full time residents, property values, loss of family housing, and how these fit in with rules for hotels/motels and property development. I do not believe one model will work for all Texas areas, and in fact not even all neighborhoods within a city the size of Austin. I believe the best solutions will come from local control with citizen input and ideas.

Carolyn McClimon, Ms.

Self

Plano, TX

I have lived in Plano for 27 years. There is at least one STR in my Plano neighborhood (that I know of) and I was pretty shocked to find this out about it and it is 3 houses down from where I live. I moved out of a Dallas apartment to Plano 27 years ago because I wanted to live in a neighborhood where I felt safe and had a neighborhood feel of community. Short-term renters are not part of the neighborhood, they are strangers coming and going every few days. A STR is a business (hotel), not a home. I would encourage you to vote against HB 2665. A state law for STRs take control away from local governments. How can a state law that makes sense for a beach house in Galveston be applicable for a residential neighborhood in Plano? Also, my neighbors who live here and make up the neighborhood are politically active and vote in every election. We will be watching if you vote for the STR/business owners who may not even live in Texas or for the interests of the millions of voters in neighborhood who would like STRs to be banned in residential neighborhoods.

Jeff Matheis

Myself; Arts Foundation Visitor Services Manager

Marfa, TX

-Regulation & zoning of STRs should be left to municipalities so they can adopt policies that address the unique needs & concerns of their community.

-Task force's charge does not require them to consider the negative impacts & costs STRs impose on cities & residents such as loss of long-term housing stock, increased housing costs & property tax assessments, displacement of local residents, reduction in available workforce for local businesses, decreased school enrollments, reduction in population-based state & federal funding, costs of STR enforcement, increases in crime & nuisances, loss of community cohesion & reduction in residents' quality of life.

Nancy Kraushaar

Self

Aransas Pass, TX

I oppose HB 2665

Sarah Frazier  
self, attorney  
Houston, TX

I want to urge the House to reject HB 2665, which would leave neighborhoods with no effective way to prevent the loss of residents in favor of, essentially being populated by guests without hosts. I would welcome a neighbor with a bed-and-breakfast, who would be a potential friend or ally, regardless of whether guests came and went. Short-term rental companies like Air BNB, however, run structures with no neighbors living there at all. This can erode or destroy the physical or cultural fabric of a neighborhood. And having neighbors and a cohesive neighborhood is, in my opinion, a key component of a happy life, a person's sense of agency over his or her own life, and of a democracy. I am sure that Texas and probably every other state has traditionally left certain control to neighborhoods for exactly this reason, and we should not abandon it.

Larry Sunderland  
Self  
Audtin, TX

I oppose this bill. Municipalities and counties should be able to regulate short term rentals. Keep the state out of it.

Deborah Blumentritt, Ms.  
self - retired  
Austin, TX

I write today to tell you why I passionately and strongly oppose HB 2665. My neighborhood of 35 years in the City of Austin, where I have lived for 56 years has suddenly in the last two years changed for the worst. My neighborhood has gone from a peaceful, cohesive, happy neighborhood to a commercial Motel 6 party-hardy atmosphere. Upsetting though it is, we currently have a high and growing percentage of our single-family houses having different people coming and going like shoppers at Walmart on a Black Friday. Make note that we are not zoned for commercial activities. We are zoned for people to reside, live, and co-exist as a community. We want to go back to being the neighborhood of people who know one another which is why we all moved here to begin with. What has changed? what has changed is something that has slithered its way in to our neighborhoods. We are we to do to remove this menace? The menace is House Bill 2665 and any others like it. Do we have to sue the State of Texas for violating our neighborhood deeds and our neighborhood zoning? Do you seriously want to overrule and destroy the neighborhoods throughout the State of Texas and cause a backlash of families and individuals who chose their neighborhoods and invested years of wages from thousands and millions of working hours to buy and live in the neighborhoods? There is no doubt about it - we live here to be neighbors. We do not live because we desire to live next to, or to live across the street from, or to live down the street from a plethora of revolving-door vacationers who obviously have no interest in and no skin in our neighborhood except to consume it, trash it, ruin it, and run. Their focus is vacationing pleasures. Our purpose is to be a part of a community whose culture does not include managing Motel 6's. We want rest and peace. If you in any way support the interests of short-term rentals in single-family residential neighborhoods over and above the needs and interests of the people who actually live day after day, night after night in Texas neighborhoods, then you clearly have no realistic clue what it is like to have your neighborhood invaded by Motel 6'ers. They devalue our neighborhood in every imaginable way and deteriorate the cohesiveness and peace that we have moved here, invested our lives here to maintain and preserve. We must be allowed to fight and if possible to win back our neighborhoods by petitioning our local governments without interference by members of the State Legislature. Moms and Dads and Families Against Short-term Vacation Rentals in Texas' Single-family Neighborhoods - this is our new fighting title. We will fight the ignorance that has slithered into the Texas Legislature via the moneygrubbing, anti-family, anti-neighborhood crowd. Money cannot buy what we have worked so hard to develop in our neighborhoods, but if you allow it, money and STR influence can wipe out our neighborhoods as it has already begun to do in the worst way.

Duncan McIntosh, Dr.  
Self  
Plano, TX

This is a terrible bill. Homeowners should not have to endure short term rentals in their neighborhoods.

John Yellman  
self retired  
Plano, TX

I strongly oppose any legislation that would prevent local jurisdictions from regulating short term rentals (STRs) within their own jurisdiction. The presence of STRs in our neighborhood has already led to several issues, including nuisance noise, littering, and occasional criminal activity. It is unacceptable for the state to prevent local jurisdictions from implementing regulations to preserve the residential character of our communities. By disallowing local authorities to regulate STRs, this bill will only exacerbate the problems we are already facing and make it more difficult for us to maintain a peaceful and safe living environment. Therefore, I urge the state to reject HB2665 and allow local jurisdictions to regulate STRs in their own communities. Thank you.

Best Regards,

John Yellman

Elena Bourke  
Texas Neighborhood Coalition - Plano chapter  
Plano, TX

Residents are displaced from living in homes taken up by these short term rentals! Why would Texas of all places decide to mandate this at the state level ?? Cities should decide for themselves and they alone know the details of the toll these activities take on single family residential homeowners. Please don't do this to us. Neighborhoods should not be vacation destinations for strangers. Common sense.

Jeffrey Hebig  
Self-Retiree  
Plano, TX

Stop the INSANITY. There are thousands of municipalities in Texas. Let us decide locally what is the best approach. As you know, Texas is the second or third largest state in the Union. It is naive to think that there is a "one size fits all" approach to regulate this type of activity. The entire concept of short term rentals started out as a way to house vacationers not to drop them down in stable municipalities.

You are also ignoring the unintended consequences of short term rentals. They are difficult to manage(I know) and they create extra work for the people who provide city services. Additionally, there will be a possible drain in tax revenues for the needed schools across the state.

Finally, there is a short term rental within 200 yards of our home. After the "guests" occupy the property there is excess trash, parking nightmares(cars everywhere) and dangerous drivers ignoring our peaceful community.

**DO NOT PASS THIS BILL ON. DO THE RIGHT THING AND LEAVE IT TO THE LOCAL GOVERNMENTS TO DEVELOP REASONABLE GUIDELINES WHICH MEET THE NEEDS OF THE COMMUNITIES.**

ted kurz  
SELF- retired  
PLANO, TX

I have the misfortune to live close to a Short Term Rental property, the owner or owners of which I have never met since they do not even live in the state of Texas. What used to be a quiet little community of neighbors with kids walking to school has been transformed into a nightmare of loud disruptive parties with litter, profanities and now violence invading our lives. What might have started out as a small gathering spreads, thanks to uncontrollable instant social media, into a free for all. The atmosphere in the neighborhood is as if we had turned into a perpetual Spring Break Party. Since they don't live here, the people attending these free for alls come here to avoid responsibility for their actions, and the people that rent out the house are blissfully ignorant of the impact on the neighborhoods.

Please, send the message of "Don't Mess With Texas" to the investors hoping to cash in on the destruction of our neighborhoods.

George Gerhart

Texas Neighborhood Coalition - Plano Chapter

Plano, TX

1. STRs have already been determined to be and have been taxed as a Hotel operation; and therefore, STRs should NEVER be allowed within a residentially zoned subdivision.
2. Regulation and zoning of short-term rentals should be left to municipalities so they can adopt policies that address the specific needs and concerns of their communities.
3. In a state as big and diverse as Texas, there is no “one size fits all” policy that would work equally well for Marfa, Galveston, Arlington, Plano & Houston.
4. The mandate of the task force does not require them to consider the negative impacts and costs STRs impose on cities and residents.