



Short-Term Rentals (STR): Frequently Asked Questions

What is a short-term rental (STR)?

- A short-term rental is a property that rents out all or a portion of a residential dwelling unit for a period of less than 30 days.

What is the difference between a short-term rental, a hotel, and a bed & breakfast?

- A short-term rental is a property that rents out all or a portion of a residential dwelling unit for a period of less than 30 days.
- A hotel is a facility, other than a Bed and Breakfast Inn, offering temporary accommodations to the public in the form of rooms designed for the overnight lodging of guests for an established fee on a daily rate. Additional on-site services, such as restaurants, meeting rooms, room cleaning service, and recreational facilities may be included in the definition if incidental to the main use of Motel or Hotel. A hotel is distinguished from a motel chiefly in that in hotels, the doors to each room are inside the building.
- A bed and breakfast is any dwelling occupied as a permanent residence by an owner or renter that provides sleeping and lodging accommodations and serves or offers breakfast for guests in return for compensation at a daily or weekly rate. Guest accommodations are limited to five (5) or fewer total rooms, as contained within the dwelling or on-site Accessory Building Used as a Dwelling Unit.
- All three (3) are required to submit the Hotel Occupancy Tax but only Short-Term Rentals are required to register to operate.

Where are short-term rentals allowed?

- Short-term rentals are allowed in every zoning district of the City.
- A SUP approval and registration is required to operate an STR in all zoning districts with the exception of the Central Area (CA) zoning district.
- In the CA zone, only registration is required, and there is no mandatory SUP approval.

How much is the SUP fee?

- The SUP fee is \$500.00.

How can I check my zoning?

- To check your zoning, use the Interactive Zoning Map Tool.

https://www.waxahachie.com/departments/planning_department/gis_and_mapping_services.php

What do I need for the application?

- Site plan or survey showing the existing conditions of the property.
- Floorplan
- Latest receipt of the Hotel Occupancy Taxes (HOT) paid to the City, if you have been paying previously.
- A copy of the host rules
- Proof of insurance of \$1,000,000 per occurrence, minimum

How long is the SUP process?

- It varies depending on when the applicant resubmits.
- Initial submittal takes ten (10) business days for Staff to review.
- All resubmittals take up to five (5) business days.
- The SUP application requires a public hearing; therefore, the City will need to send out public hearing notices fifteen (15) days prior to the scheduled Planning & Zoning Commission meeting.

What STR properties must be registered?

- All STR properties must be registered.

Can I register my STR now?

- The City of Waxahachie has partnered with GovOS to implement a registration process for STRs starting May 1, 2024.

What is the fee for a STR registration?

- The registration fee is \$300 annually. This is in addition to the required Hotel Occupancy Tax (HOT).

Am I required to pay a Local HOT tax?

- Yes, the local HOT tax rate is 7%.

How long does registration last?

- For one year from the date of registration. STR property owners must register annually.

Is a city inspection required for STRs?

- Yes. Inspections are required as part of the Waxahachie STR registration process. Please see the STR Inspections Checklist ([link document](#))