

The City of Lewisville proposed a temporary ban and new regulation on short-term rentals, City Manager Claire Powell announced at Monday's meeting. This proposal is still in early works within city administration, with hopes to follow guidelines that support the community and STR owners alike, as to avoid any potential litigation. City Manager Powell aims to get council approval for this regulation by January.

Short term rentals, such as Airbnb and VRBO have been under scrutiny in North Texas in recent years, with the City of Dallas most recently banning STRs in single family residence zones in early June of this year. Residents and Homeowner Associations have been bringing these issues to their respective cities as party houses, unregistered event venues, and violence allegedly occur in these properties. Lewisville's regulation requires registration of all STRs, as well as advertising restrictions to mitigate over-occupancy and party behavior.

The regulation that has been proposed is unlike others in North Texas, it is a registration and tax regulation, not a city zoning ordinance. Operational requirements offered by Powell include minimum insurance policies, property manager response times, and displayed information of contact and emergency numbers. There has been no exclusion of any residential zones, a framework that cities like Dallas and Arlington have been battling lawsuits over.

"This [temporary ban] would put a pause on future short term rentals in Lewisville," Powell said. "We would bring this back in a year to determine if these operational regulations are working well or not, but it allows us to study them further."

Residents of Lewisville share sentiments of wanting to keep STRs under control, to avoid issues that other cities face. Scott Harris, a resident of the city, spoke at the meeting to clarify what some have been feeling.

"I guess for us it is more a matter of having people in the neighborhood that we don't know, even if its on short term basis." Harris said.

An anti-STR movement, known as the Texas Neighborhood Coalition, has a Lewisville chapter that aims to have similar successful bans like they pushed for in Arlington, Dallas, and Plano. [Their website](#) and members have started the push into the city, saying they "have begun working in the interest of the community to address the STR issue." The coalition arrived in droves back in October to raise more stakes for city officials to create a solution. Again at Monday's meeting, residents sported white shirts with "homes not hotels" pressed on the front, a tagline campaign from the coalition.

Another resident, Tyler Dozier, advocates for regulation but acknowledges small business owners not wanting to be punished.

"Bad actors happen and should be looked into," Dozier said. "But it is just real estate at the end of the day. Unless people are getting shot, I don't see a reason for a guy renting out a room should be a problem."

Lewisville has around 90 active short term rentals, with 16 room rentals, with the potential of growing. The city aims to temporarily ban new STRs for the next year, to study the utility of regulations and ordinances and the effects it has to benefit the community. City officials opted to return to this topic once specifics have been cleared up and further exploration has been made.