



TEXAS MUNICIPAL LEAGUE
Empowering Texas cities to serve their citizens

President **David Rutledge**, Mayor, Bridge City
Executive Director **Bennett Sandlin**

April 11, 2023

The Honorable J.M. Lozano
Chairman, Texas House Urban Affairs Committee
Texas House of Representatives
P.O. Box 2910
Austin, TX 78768-2910

Dear Chairman Lozano:

I am writing on behalf of the Texas Municipal League in opposition to **H.B. 3169** by **Representative Landgraf**. H.B. 3169 would prohibit a specific Texas city from adopting or enforcing an ordinance that prohibits or limits the use of a dwelling as a short-term rental unit. The only short-term rental regulations that the city may adopt under the bill would be: (1) limiting who can operate or rent a short-term rental unit; (2) prohibiting specific uses of the unit; and (3) requiring a provider to designate an emergency complaint contact, obtain annual fire and building safety inspections, and maintain specified liability coverage amounts.

As drafted, H.B. 3169 would not allow the city to require a license to operate a short-term rental. The city could not hold the property owner or operator responsible for noise, trash, or parking issues caused by using the property as a short-term rental unit. Nor could the city require that the emergency contact be close enough to respond promptly to complaints. Through trial and error, state and local governments across the country have learned that these are critical components of a successful short-term rental program that balances the rights of property owners and their neighbors.

While H.B. 3169 is currently bracketed to one specific city, it establishes a dangerous precedent. Should the bill be approved by the committee, nothing prevents these restrictions from being applied to other cities across the state as the bill moves through the process. For these reasons, we respectfully oppose H.B. 3169.

Sincerely,

Monty Wynn
Director, Grassroots and Legislative Services
Texas Municipal League