

Ad Hoc STR Committee

Presentation to City Council Workshop October 23, 2025

Agenda

- Summary
- Identified Issues
- Recommendations

Summary

- Committee was created by city council and tasked to **review proposed STR ordinance** and to recommend **best practices**
- Committee met 19 times from March to October 2025.
- Community Feedback was received in various formats
 - Open Meetings and Public Comment
 - Public Survey distributed September 30th – October 15th
 - 1020 responses
 - Community Forum held October 9th
 - 126 attendees plus city staff and committee members
- STR Committee voted to make recommendations to council.
- City Staff also have recommendations for council.

Information Sources

- City Staff
- Local Industry Experts
- Sample Ordinances
 - Dallas, Houston, San Antonio, Fredericksburg, Corpus Christi, Breckenridge, Palm Springs, Charleston, etc.
- STR Presentation to Committee by Park Board CFO
- Resident Sentiment Survey 2024
- STR Committee Survey 2025
- STR HOT Collection Presentation - TDAC
- Deckard/Rentalscape Data
- Public Comments

Identified Issues

- Noise, Trash
- Density and Occupancy
- Data Needs
- Registration Process and Information Collection
- Operator Contact Data in Deckard/Rentalscape Database
- Education
- Best Compliance Practices
- Parking
- Enforcement

Identified Issues

Committee believes that transitioning the administration of Short-Term Rentals from Park Board to City along with recommended ordinance updates and best practices will alleviate many of these identified issues. Responsibilities transferred to the City on October 1st include:

STR Registration

HOT Collection

STR Complaint Hotline Management

Enforcement of STR ordinance violations

Data Collection

Noise and Trash – STR Community Survey

Question 4. How often have you experienced noise or nuisance issues related to STRs in your part of Galveston?

Response	Count	Percentage
Never	431	42.3%
Rarely	200	19.6%
Occasionally	187	18.3%
Often	103	10.1%
Frequently	99	9.7%

Noise and Trash - Recommendations

Committee Recommendations -

1. Make 24/7 Local Contact responsible for resolving the nuisance complaint.
2. If necessary, enforce current city ordinances with appropriate city department (City Marshal, Public Works, etc.)

Data Needs

Data is critical for informed decision-making and community transparency.

Data Needs - Recommendations

Committee Recommendations –

1. Update Registration Data in Deckard/Rentalscape Database. Require 2026 new registrants and renewals to update all information for each property. *Owner information should be the actual owner of the property not the management company, etc.*
2. Require Deckard to provide monthly or quarterly reports to city – *number of active registered properties, noncompliant active listings, listing information, complaint calls by district, nature of calls, resolutions, license revocations, HOT collection, etc.*
3. Publish STR data to the City website - in real time when possible.

Occupancy & Density - Recommendations

Committee Recommendation –

1. At least 2 years of data is necessary before any action should be considered regarding STR occupancy restrictions, per legal advice (Xochitl Vandiver-Gaskin) and legislative affairs (Sally Bakko).
2. No recommendation on density at this time.

Education Needs

Consistent and robust education leads to higher compliance.

Education - Recommendations

Committee Recommendations –

1. STR collateral – keep up to date on city website & in public places.
2. Quarterly STR newsletter/email to all registered STRs with reminders about registration renewals, adequate trash service, City contact information, seasonal updates, HOT collections, R-0 information, and other key topics.
3. Hold community STR forum annually
4. Hotline information distributed to the community

Enforcement – STR Community Survey

Question 7. Who should be held responsible for guest behavior (noise, trash, illegal parking, etc.)? (Check all that apply)

Response	Count	Percentage
Guest	739	31.6%
STR Owner	620	26.5%
STR Manager	507	21.6%
City Police	257	11.0%
City Marshal	177	7.6%
Other	28	1.2%
Unsure	14	0.5%

Enforcement - Recommendations

Committee Recommendations –

1. Enforce existing city ordinances.
2. Establish strong relationships with AirBNB, VRBO, etc. for delisting.
3. Define clear roles and responsibilities for resolving STR violations.
4. Clarify what constitutes a STR violation.
5. Ensure 24/7 local contact is the first point of contact for nuisance resolutions.
6. Create STRL.

Enforcement – Hotline - Recommendations

Committee Recommendations –

1. Direct all complaints or concerns to the hotline.
2. Hold the hotline accountable to the City-mandated workflow.

Enforcement – STRL Board

Sec. 19-117. Creation of short term rental licensing (“STRL”) board. Revocation of license.

(a) A Short Term Rental Licensing Board (STRL Board) is hereby created to monitor the operation of short term rentals within the City of Galveston and make recommendations to the City Council related to the revocation of STR licenses. The Board shall be composed of three city staff members comprised of the following: Deputy City Manager; Director of Development Services, and Director of Finance, and/or other city staff as designated by City Manager.

Enforcement – STRL Board – STR Community Survey

Question 8. The draft ordinance proposes a Short-Term Rental Licensing Board to review and revoke licenses after 3 documented violations. Do you support this?

Response	Count	Percentage
Yes	709	69.5%
No	210	20.6%
Unsure	101	9.9%

Enforcement – STRL Board - Recommendations

1. Committee supports the creation of a STRL board.
2. Owner, Manager, and 24/7 Local Contact should receive notification for each documented violation.

Parking

Committee discussed proposed parking ordinance at length and heard from many community members.

We learned parking is an issue shared by occupants of STRs, long-term rentals, and owner-occupied residences island wide.

Parking – STR Community Survey

Question 5. Do STRs affect parking availability on your street?

Response	Count	Percentage
Never	508	49.7%
Rarely	158	15.4%
Occasionally	169	16.6%
Often	79	7.7%
Frequently	106	10.4%

Parking – STR Community Survey

Question 6. Parking requirement proposal (for new STR registrants): Do you support this recommendation?

Response	Count	Percentage
Yes	613	60.1%
No	271	26.6%
Unsure	136	13.3%

Parking - Proposed Parking Ordinance

Sec. 19-114. –Registration and License.

(5) A parking plan providing for:

- a. a minimum of one (1) vehicular parking space for each bedroom in the short term rental;
- b. in addition, a maximum of two (2), vehicular on-street parking, spaces may be utilized.
- c. For the purposes of these regulations, a bedroom is defined as a room designed primarily for sleeping, with at least one (1) window.

Sec. 19-115. - Minimum standards of conduct.

- (b) Each short term rental owner shall have in place a parking plan for each short term rental ensuring there is adequate parking available for their patrons. Adequate parking shall consist of one (1) parking space for each bedroom in the short term rental with a maximum of two (2) passenger vehicles permitted to park on the street.

Parking – Recommendation

Committee Recommendation – Allow two unreserved on-street parking permits for each single-family residential STR that has an issued GVR number, regardless of the number of bedrooms.

This committee recommendation is not aligned with the city staff recommendation.

Parking - Motions

September 19th committee vote:

(1) Joseph Spencer made a motion to advance the parking regulations to City Council as proposed by Staff, with Claire Reiswerg seconding the motion.

In favor: Joseph Spencer, Claire Reiswerg, and Sheila Lidstone.

In opposition: Dominique Brown, Debra Burkley, David Bloom, and Ted Shook.

The motion failed.

(2) David Bloom made a motion to allow two unreserved on-street parking permits for each single-family residential STR that has an issued GVR number, regardless of the number of bedrooms. Joseph Spencer seconded the motion.

In favor: Claire Reiswerg, Joseph Spencer, David Bloom, Dominique Brown, Debra Burkley, and Sheila Lidstone.

In opposition: Ted Shook.

The motion carried.

September 25th committee vote:

Joseph Spencer made a motion to advance the proposed parking changes to the existing LDRs as was put forth by city staff, excluding urban neighborhoods and adding an appeal process. Sheila Lidstone seconded the motion.

In favor: Joseph Spencer, Claire Reiswerg, and Sheila Lidstone.

In opposition: Ted Shook and David Bloom.

The motion failed.

Misc. Recommendations

Committee Recommendations –

1. City staff and stakeholders evaluate 2026 data and any administrative needs in Fall of 2026.
2. Assign Staff member to manage/coordinate administrative & compliance work between departments: i.e. operating without GVR; assembling cases for STRL; coordinating anything to do with managing 4000+ STRs. Assign to existing staff, if applicable.
3. Proposed changes for the \$250/year registration fee should be based on actual costs (data collected) for 2026, and include costs for staffing, software, enforcement.
4. Note: Vision Galveston to provide updated housing data, per district. The data will be ready first quarter 2026.

Committee Information

Committee Members

District 1 – Dominique Brown

District 2 – Debra Burkley

District 3 – Sheila Lidstone

District 4 – David Bloom

District 5 - Joseph Spencer

District 6 – Ted Shook

Mayor – Claire Reiswerg

CM Bob Brown – City Council Liaison

Council member attendees: Marie Robb and Alex Porretto

Committee Information

EXPERTS

Christine Bryant – Vision Galveston

Liz Overton – GARM

Chris Wren – STROAG

Robert Zahn – Galveston Association of Realtors

CITY STAFF

Martha Alvarez

Marissa Barnett

Sally Bakko

Dan Buckley

Hope Dean

Teresa Evans

Heather Morris

Frank Razem

Dawn Robinson

Robbie Simmons

Tim Tietjens

Xochitl Vandiver-Gaskin

Janelle Williams

Alice Hinojosa