

APOR - B&B/ VRBO REGULATIONS

1. Bylaws & CCR's. With the exception of the "Estates" area, rentals are specifically allowed in our Bylaws. There is no mention made of B&B/VRBO type units in the Bylaws or CCR's (which were filed in the 1975 era.)

2. Kerrville Ordinances and Policies.

- Up until October 1, 2019, there were no regulations regarding them and any existence prior to that date are "grandfathered" and not subject to the following:
- The owner of VRBO/B&B type housing must obtain a Conditional Use Permit from the City.
- There are several steps required in this process once it is filed with the Planning Department. After review they will publish an official notification in the newspaper and send letters to all owners within 200 feet of the property.
- The application along with a recommendation from the Planning Department is then forwarded for a hearing before the Planning & Zoning Commission.
- Finally, it goes to the City Council.

Note: There is an opportunity for citizen input during the P&Z and Council sessions.

3. Requirements Attaching to the Conditional Use Permit.

- All Bylaws and CCR's applicable to the location must be adhered to. A notice must be prominently posted in the residence to that effect.
- The rent is subject to the Hotel Occupancy Tax and is monitored by the City Finance Department.
- Occupancy is limited to 10 individuals.
- Six bedrooms maximum.
- A small sign is permitted and our CCR's allow for a "For Rent" sign but no other.