

ORDINANCE NO. 2026-03-\_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS BY AMENDING CHAPTER 54, "LICENSES AND BUSINESS REGULATIONS;" BY ADDING A NEW ARTICLE VII, ENTITLED "SHORT-TERM RENTAL REGISTRATION," TO REQUIRE THE ANNUAL REGISTRATION OF ALL SHORT-TERM RENTALS LOCATED WITHIN THE CITY'S CORPORATE LIMITS; PROVIDING A PENALTY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the City of McKinney, Texas (the "City") is a Home Rule City possessing the full power of local self-government pursuant to Article XI, Section 5 of the Texas Constitution, Section 51.072 of the Texas Local Government Code and its Home Rule Charter; and

**WHEREAS**, the rise of digital platforms that enable the rental of a room or residence on a short-term basis, such as Airbnb and VRBO, has led to a significant increase in the number of short-term rentals located within the City's corporate limits;

**WHEREAS**, the City Council of the City of McKinney ("City Council") finds that the City has a compelling interest in preserving the quality of urban life by requiring annual registration for all short-term rentals located within the City's corporate limits; and

**WHEREAS**, the registration of short-term rentals is intended to identify the existence, location, ownership, management, and designated contacts for short-term rentals and to assist in the investigation of incidents involving criminal conduct or public nuisances related to said short-term rentals; and

**WHEREAS**, the City Council finds that identification of individuals and entities with ownership in or responsibility for management, maintenance, and inspection of short-term rentals will aid in obtaining compliance with and enforcement of relevant building standards, property maintenance codes, and other laws affecting short-term rentals; and

**WHEREAS**, the City Council finds that the adoption of this ordinance will aid in the protection of the health, welfare, safety, and property of the residents of the City, as well as short-term rental owners, short-term rental occupants, visitors and neighbors of short-term rentals, and the general public.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS THAT:**

Section 1: All of the above premises are found to be true and correct legislative determinations and are hereby incorporated into the body of this Ordinance as if copied in their entirety.

Section 2: From and after the effective date of this Ordinance, Chapter 54, entitled "Licenses and Business Regulations," of the Code of Ordinances of the City of McKinney, Texas is hereby amended by adding a new Article VII, entitled "Short-Term Rental Registration" to hereafter read as follows:

**"Chapter 54 – LICENSES AND BUSINESS REGULATIONS**

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**ARTICLE VII. – SHORT-TERM RENTAL REGISTRATION**

**Sec. 54-270. Definitions.**

As used in this Article, the following terms, phrases, words, and their derivation shall have the following meaning:

*Director* means the department(s) or division(s) of the City designated by the City Manager to administer and/or enforce the provisions of this Article and any person or persons designated by such a department or division to represent the department or division for said purpose.

*Dwelling Unit* means one or more rooms providing complete living facilities, including kitchen facilities or equipment for cooking or provisions for the same, and including room or rooms for living, sleeping, bathing, and eating.

*Owner* means any person having a legal or equitable interest in real property or identified in the official records of the county as holding title to real property or otherwise having control of real property, including the guardian of the estate of such person and the executor of the estate of such person. The term "owner" does not include the holder of a non-possessory security interest in real property.

*Person* means one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint stock companies, trusts, unincorporated organizations, trustees, fiduciaries and any other organization or entity of whatever character.

*Responsible Person* means that person designated by the Owner of the Short-Term Rental as being responsible and authorized to respond to complaints concerning the Short-Term Rental within one hour or less.

*Short-Term Rental (STR)* means all or part of a residential property that is rented to a person who is not a permanent resident under Section 156.101 of the Texas Tax Code, as amended.

**Sec. 54-271. Registration Required.**

- (a) A person commits an offense under this Article if that person owns or operates a Short-Term Rental in the City without first registering said Short-Term Rental with the City pursuant to this Article.
- (b) Short-Term Rentals shall be required to register with the City annually. A Short-Term Rental registration issued by the City pursuant to this Article shall be effective for one (1) year from the date of issuance.
- (c) Each Dwelling Unit intended to be used as a Short-Term Rental shall require separate registration regardless of ownership or location within the same building.
- (d) To register a Short-Term Rental, Owner shall provide the following information through such process established by the Director:
  - (1) The address of the Short-Term Rental;
  - (2) A list of all owners, operators, and agents (if applicable) of the Short-Term Rental, including names, addresses, and current email addresses and telephone numbers of each such person;
  - (3) The name, address, and 24-hour telephone number of the Responsible Person; and
  - (4) An acknowledgement that such registration under this Article does not supersede any property-specific restrictions against Short-Term Rentals that may exist under law, agreement, lease, covenant, or deed restriction.
- (e) Registrations shall be considered complete when all documentation required under this Article has been submitted.
- (f) A Short-Term Rental registration is not transferable to another owner, operator, or location. Owner shall provide timely updates to

the City of any changes to the names, addresses, and current email addresses and telephone numbers of each owner, operator, and/or agent of the Short-Term Rental. Failure to provide said information to the City shall be a violation of this Article.

- (g) Owner shall also provide timely updates to the City of any changes to the name, address, and 24-hour telephone number of the Responsible Person. Failure to provide said information to the City shall be a violation of this Article.

**Sec. 54-272. Authority of the Director.**

The Director shall implement and enforce this Article and may, by written order, establish such procedures, not inconsistent with this Article or other City ordinances, rules, or regulations, or any county, state, or federal laws or regulations, as the Director determines are necessary to discharge any duty under this Article.”

- Section 3. Any person, firm or corporation violating or failing to comply with any of the provisions of this Ordinance shall be subject to the penalty provisions set forth in Section 1-18 of the City’s Code of Ordinances; and each and every day such violation or failure to comply shall continue shall be deemed to constitute a separate offense.
- Section 4. This Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this Ordinance and such ordinances shall remain intact and are hereby ratified, verified and affirmed.
- Section 5. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.
- Section 6. The Caption of this ordinance shall be published one (1) time in a newspaper having general circulation in the City of McKinney, Texas and shall be effective immediately upon its passage and publication.

*[signature page follows]*

**PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS 3<sup>RD</sup> DAY OF MARCH, 2026.**

CITY OF MCKINNEY, TEXAS

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BILL COX, Mayor

ATTEST:

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EMPRESS DRANE, City Secretary  
TENITRUS PARCHMAN, Deputy City Secretary

APPROVED AS TO FORM:

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MARK S. HOUSER, City Attorney