

**CITY OF BEDFORD, TEXAS
ORDINANCE NO. 2025-3437**

AN ORDINANCE OF THE CITY OF BEDFORD, TEXAS, AMENDING ARTICLE V, "SHORT-TERM RENTAL," OF CHAPTER 26, "BUSINESSES," OF THE CODE OF ORDINANCES, CITY OF BEDFORD, TEXAS TO CLARIFY REGULATIONS APPLICABLE TO CERTAIN TYPES OF SHORT-DURATION STAYS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Bedford, Texas (the "City"), is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the City has previously adopted regulations related to the rental of private residences to visitors on a short-term basis; and,

WHEREAS, the City has identified a proliferation of operations of temporary housing solutions known as "crash pads," in which occupants obtain leases of varying duration for the purpose of conducting intermittent short-term stays in shared sleeping and living spaces; and,

WHEREAS, the City Council finds that crash pads present similar health and safety concerns as short-term rentals and therefore seeks to regulate crash pads in a similar manner; and,

WHEREAS, the City Council finds that these regulations are necessary to prevent the imminent destruction of property and injury to persons; and,

WHEREAS, the City Council finds that the amendment to Chapter 26, as outlined herein, is in the best interest of the City and will promote the health, safety, and general welfare of the citizens of the City and the general public.

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

SECTION 1.

The findings above are found to be true and correct and are incorporated herein in their entirety.

SECTION 2.

Sections 26-152, "Definitions," 26-153, "Short-term rental permit application," 26-154, "Regulations," and 26-158, "Enforcement," of Article V, "Short-Term Rental," of Chapter 26, "Businesses," of the Code of Ordinances, City of Bedford, Texas, are hereby amended to read as follows:

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Sec. 26-152. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Code or City Code shall mean the Code of Ordinances, City of Bedford, Texas.

Crash pad means the rental for compensation of any residential structure, room, bed, or sleeping space, including but not limited to shared spaces with multiple sleeping spaces and access to shared community facilities such as kitchen, bathroom, and laundry facilities, for the purpose of providing temporary housing solutions characterized by stays of short duration, regardless of lease term. Crash pads are subject to all requirements applicable to short-term rentals, except as otherwise noted in this article.

* * *

Short-term rental means the rental for compensation of any residence or residential structure, or a portion of a residence or residential structure, located within a zoning district where the residential use is lawful, for the purpose of overnight lodging for a period of not more than 29 days. A short-term rental includes crash pads and is also known as a tourist home or tourist house, but shall not include a hotel, motel, extended stay hotel/motel, boardinghouse, or rooming house.

Sec. 26-153. - Short-term rental permit application.

No person shall hereafter advertise, offer to rent or rent, lease, sublease, license or sublicense a residential property within the city as a short-term rental for which a permit application has not been properly made and filed with the department, and a permit issued. A permit application shall be made upon forms furnished by the city for such purpose and shall specifically require the following minimum information:

* * *

- (5) A dimensioned floor plan of the proposed short-term rental identifying bedrooms and/or sleeping spaces, other living spaces, and emergency evacuation routes;

* * *

Sec. 26-154. - Regulations.

- (a) *Maximum stay.* It shall be unlawful for an owner to rent or lease a short-term rental, excluding crash pads, for a period of more than 29 days.

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- (l) *Hotel occupancy taxes.* The owner of the short-term rental property shall register with the City of Bedford Finance Department to pay hotel occupancy taxes, prior to the date that the short-term rental permit application is submitted. Crash pads shall not be subject to hotel occupancy tax requirements.

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Sec. 26-158. - Enforcement.

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- (c) *Prima facie evidence of a crash pad use.* Any advertisement, whether it be online or in print, promoting the availability of a property within the city for rent as a crash pad or as a temporary housing solution providing for stays of short duration, regardless of lease term, shall constitute prima facie evidence of the property's use as a crash pad."

SECTION 3.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances, City of Bedford, Texas, as amended, including but not limited to all ordinances of the City affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 4.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists enforcement of any of the provisions of this Ordinance shall be fined in accordance with Section 1-7 of the Code of Ordinances, City of Bedford, Texas. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5.

All rights or remedies of the City are expressly saved as to any and all violations of any ordinances governing zoning or of any amendments thereto that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation both civil and criminal same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

SECTION 6.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 7.

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

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PRESENTED AND PASSED this 22nd day of April 2025, by a vote of 7 ayes, 0 nays and 0 abstentions, at a regular meeting of the City Council of Bedford, Texas.

Daniel S. Cogan, Mayor

ATTEST:

Michael Wells, City Secretary

APPROVED AS TO FORM:

Bryn Meredith, City Attorney