



SHADY SHORES TOWN COUNCIL
WORKSESSION
FEBRUARY 10, 2025; 6:00 PM
101 S.SHADY SHORES ROAD
SHADY SHORES, TX 76208

AGENDA

CALL TO ORDER

ROLL CALL

Establish a quorum.

Rental Registration Program- conduct a work session regarding the establishment of a rental registration program.

ADJOURN

The Town Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed on this agenda, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberation about Real Property), 551.073 (Deliberation about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (Economic Development).

I, Wendy Withers, Town Administrator of the Town of Shady Shores do hereby certify that the above notice of the Regular Town Council Meeting was posted on the bulletin board at the Community Center, 101 S. Shady Shores Road, Shady Shores, Texas on 5th day of February 2025, at 4:00 P.M.

Wendy Withers
Wendy Withers, Town Administrator



Rental Registration Initial Conversations

Why?

To enhance Shady Shores as an ideal lakeside community where life happens by effectively ensuring life, health and safety through enforcement of ordinances, maintaining property values and eliminating blight.



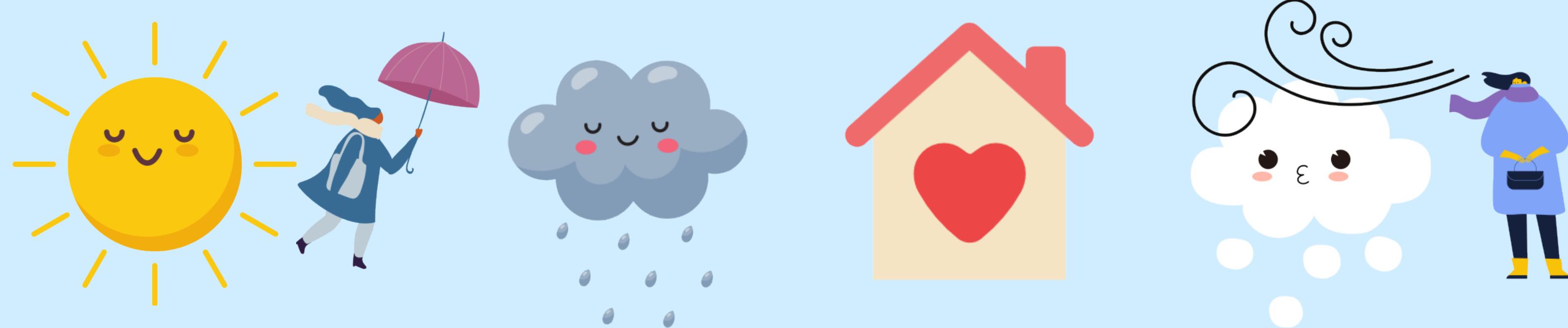


Pros:

- Property Maintenance including landscaping – identify before dangerous
- Quality housing for residents
- Up To Date emergency contact information for household
- Protect Tenant: privacy (reporting), safety and retention of housing



Cons:
Fees for Landlords
Staff time



Program Process

- 1) Application/Registration
- 2) Fee Collections (\$50-\$300)
- 3) Inspections- included with application/registration

Ordinance Considerations

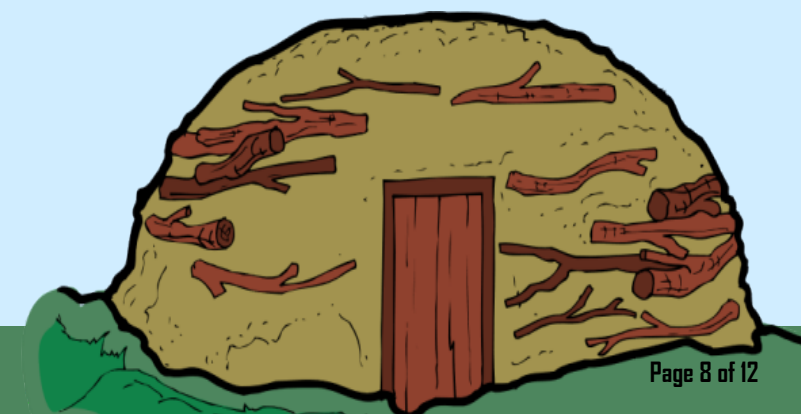
- 1) May vs Shall inspect language
- 2) How many rentals within proximity of other rental properties
- 3) Plan for multi family units

Who is currently doing it?

- Corinth (23K)
- Anna (30K)
- Celina (43K)
- Dallas/Fort Worth
- DeSoto

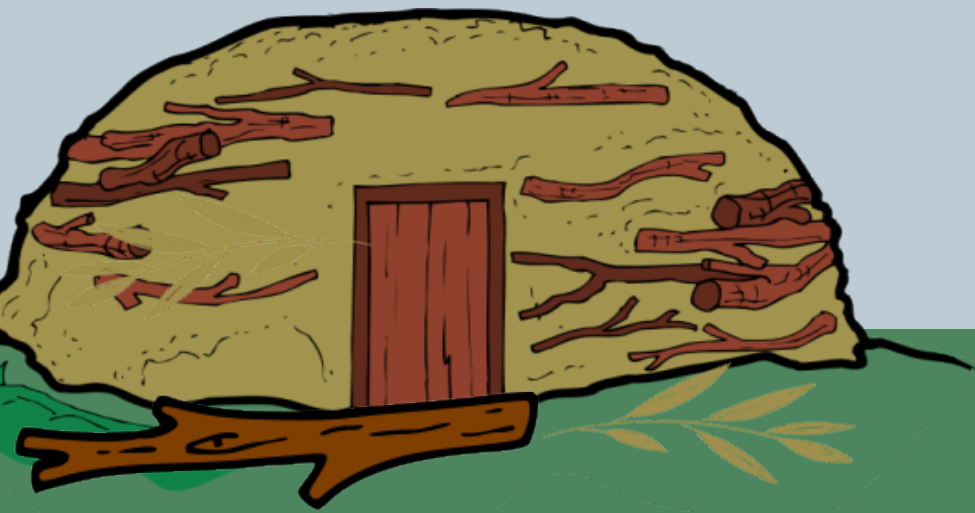
- Rosenberg
- Lewisville
- Little Elm (60K)
- Carrollton
- Cedar Hill
- Coppell
- Mansfield
- Rowlett

- Duncanville
- Hurst
- Forney



Challenges others have faced:

- 1) Staffing
- 2) Online vs in person registration and scheduling of inspections
- 3) Landlord pushback



Fees

- Most registration fees are \$30–\$50
- \$300 fee in one city in multi family
- Building Inspector will charge same as STR inspection



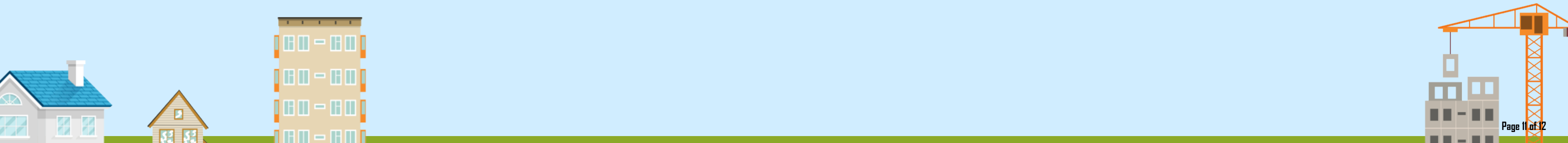
Inspections:

Depends on Ordinance language: *May* vs *Shall*

Initial, plus tenant change or every X years

Age of structure– less than x years may or may not require initial or ongoing inspection

Building Inspector and Code Enforcement Officer preform them





Follow up Questions or
information to gather