

Frequently Asked Questions - STRs

1. Do I need a Short-Term Rental permit if I'm not currently renting?

A STR permit is required if you are actively advertising a short-term rental, even if there are no available dates on the calendar. Rentals advertised for stays of more than 30 consecutive days or more do not require a license.

2. Who can apply for a STR permit?

Only someone with ownership of the dwelling to be used for a STR or a representative of such person can apply for a permit.

3. How does a person apply for an STR permit?

Applications for STR permits are [submitted online](#). Applicants will be required to certify and provide verification that they meet the requirements for STRs.

4. Do STR licensees need to pay taxes?

Yes. STR licensees will be required [to pay Hotel/Motel taxes](#) and any other applicable taxes or fees associated with their STR.

5. What is the fee for obtaining an STR permit? Does a permit need to be renewed?

An application fee of \$300.00 dollars per address will be assessed for individual STR permit applications. STR permits expire one year from the date of issuance and must be renewed on-time and renewal fee of \$300.00 dollars to avoid fines. STR permits can be renewed up to 60 days prior to expiration.

6. Do STR units require in-person inspections?

No. However, permits must certify under penalty of perjury that their STR has a functioning type A fire extinguisher and working smoke detectors in accordance with adopted codes. Inspection may be required if the Department has a reason for concern that the permitted premises of the STR may not be compliant with Fire, Building, or Zoning requirements.

7. Does a host have to be present during STR stay or be your primary residents?

No. However, hosts are required to leave information for guests that includes appropriate contact information and instructions on city services. The name and contact information of a Local Responsible Party who is listed as part of the permit application and can respond with 1 hour.

8. Can I rent out additional structures, campers, RV's or trailers on my property?

No. Only the residential dwelling can be rented.

The STR ordinance also explicitly states that STRs do not include rental of a dwelling unit for a premise that is used for a nonresidential purpose, including an educational, health care, retail, restaurant, banquet space or event center purpose or another similar use; a bed-and-breakfast as defined in the City's Zoning Ordinance; or a hotel. Only one rental contract may be allowed at a time in any STR.

9. Is an active alarm system required in an STR

No.

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10. Do I need a permit for an Active Alarm System

Yes. To operate a Short-Term Rental with an active alarm system monitored or not monitored that is registered with the Frisco Police Department but is not listed on the STR permit as a Short-Term Rental is prohibited. To operate a Short-Term Rental with an active alarm system monitored or not monitored that has not been registered with the Frisco Police Department is prohibited.

11. Why does the city permit STRs?

The City of Frisco recognize the fact that STRs are widely operating today as a popular home-sharing practice for Frisco residents.

To provide a regulatory environment that allows the popular practice to continue while focusing responsibility and accountability among operators and limiting the impact on neighborhoods and the availability of housing for residents.

12. How can an STR permit be revoked or denied?

An STR permit can be revoked, and an application for a new or renewed permit can be denied if STR dwelling unit is found to be adversely affecting the public health, safety, or welfare of the immediate neighborhood in which the property is located.

13. Is there a limit on the number of STR rentals allowed in the City or how many a person may own?

There is no limit on the total number of STR operating in the city or how many an owner can own. Each STR requires a separate permit.

14. What are the penalties of not getting a STR permit?

It is a violation of the City of Frisco Municipal Code to operate a STR without a permit, which can result in fines of up to \$500 to \$2000.00 per day.

15. Are there regulated “Quiet Hours”?

Quiet hours and noise restrictions are specified under [Chapter 54, Article IV of the Code of Ordinances.](#)