

Game On: Hosting Essentials

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Welcome & Introductions



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Agenda

- Tips for Finding Your STR Requirements
- Local Regulations
- Best Practices & Reminders for Responsible Hosting

Know Your Local Regulations

- Check your local regulations and tax requirements
- Expect increased scrutiny around major events



Local Regulatory Highlights

Atlanta Area Short-Term Rental Rules

City of Atlanta

- All short-term rentals in the city must be correctly [licensed and registered](#).
- The property listed as an STR must be the applicant's primary residence.
- Owners are permitted to additionally register one other property as an STR according to the city's [short-term rental ordinance](#).

Dallas Area Short-Term Rental Rules

City of Dallas

- A December 2023 court injunction blocked enforcement of the city's zoning restrictions.
- The city is continuing to enforce its existing ordinances governing minimum property standards, disturbing noises, and private nuisances.

City of Arlington

- The city allows short-term rentals only in [certain zones](#). The city has provided an interactive [map of the STR Zone](#).

City of Fort Worth

- [Short-term rentals are banned in all residential zones in the city](#). They are permitted in all mixed-use zones and most form-based, commercial, and industrial zones.

Houston Area Short-Term Rental Rules

City of Houston

- Houston's [new short-term rental ordinance](#) went into effect January 1, 2026.
- STRs in Houston must hold a valid [registration](#). A separate certificate of registration is required for each short-term rental.

Kansas City Area Short-Term Rental Rules

City of Kansas City, MO

- Short-term rentals in Kansas City must [hold a valid permit](#) and are divided into two categories: resident and non-resident.
- Non-resident STRs, that were not previously grandfathered in, can only operate in commercial zones and are subject to a density cap.
- Of note, Kansas City passed a Major Event Short-Term Rental Registration ordinance, for hosts wishing to rent solely during the World Cup that is valid from May 3 through July 31, 2026.

Miami Area Short-Term Rental Rules

City of Miami

- Short-term rentals in Miami must obtain a [certificate of use](#) from the city to operate and are significantly restricted based on zoning district.
- STRs are only allowed in structures that are approved by the city's building department for lodging in specific transect zones.

City of Miami Beach

- Short-term rentals in Miami Beach must [obtain a certificate of use](#) and a resort tax registration certificate from the city.
- STRs are prohibited in all single-family homes and in multi-family housing buildings in [certain zoning districts of Miami Beach](#). Of note, the city has aggressive code enforcement that has evicted guests from unpermitted STRs.

City of Miami Gardens

- Short-term rentals in Miami Gardens must hold a [valid registration](#). Each rental unit requires a separate application.

Resources for Responsible Hosting

- Visit:
gameon2026.rentresponsibly.org
for local guides, house rules,
message templates and more!
- Find and connect with your local
alliance



Contact: governmentaffairs@vrbo.com