



NEIGHBORHOOD ENHANCEMENT

Jan 22, 2021

To: **Property Management Companies**

Reference: **Information regarding Long-term Rental Registration**

The City of San Marcos Neighborhood Enhancement Department is reminding owners of rental property located within the City limits that as of January 1, 2021, they are required to register their properties on an annual basis. Registration may be completed online at www.sanmarcostx.gov/rental.

City Council voted to require rental registration in April of 2018 with voluntary compliance by property owners prior to January 1, 2021. The mandatory registration date of January 1, 2021 was included at this time.

I wanted to address some questions that we have been getting.

The January 1st date has passed, am I in trouble?

No! We are interested in getting the word out so that people know the requirement and can get their property registered. Someone could face enforcement down the line if they just refuse to register and we know that they knew about it, but we just want to make everyone aware of the requirement.

What is the purpose of the registration program?

There are several reasons.

First, it allows the city to contact the owner if there is an issue at the property. All laws put the ultimate responsibility on the property owner. If there is an issue with the tenant we know that they don't call the landlords and tell them that they are having some issue with the city. Landlords usually only find out when the hammer is getting ready to come down (meaning fines or penalties). We would rather let landlords know up front.

Second, it allows the city to communicate in a timely manner. A great example is the current COVID-19 crisis. The city has information and resources for both tenants and landlords. How do we get that information out to those that may need it? A contact list, which is what the registration will provide, is a good start. The city had utility and rental assistance information and resources available with no great way to get the word out. If you have a tenant that lost their job and quit paying their rent, and your options are limited with the moratoriums, wouldn't you be interested in passing along information to a tenant on how to apply for some of those funds? We think so.

I hope that this helps with some of the concerns and questions about rental registration. The mandatory reporting date was included in the ordinance that was passed in 2018. We all forget about deadlines with everything that consumes our time. The mandatory registration time is upon us and this is just a reminder for owners.

It is our goal, once we have a good list of local management companies, to see that you get new information first. Your reputation is important to us and we don't want questions coming from your clients on information that we put out that you didn't know about first.

For more information, contact myself or Tiffany Harris, Community Vitality Coordinator, at 512-393-8443 or tharris@sanmarcostx.gov.

Thank you,



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