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## **Sen. Kelly Hancock Statement on Short-Term Rental Legislation**

*"In Texas, we believe property rights are a foundational freedom worth protecting," says Hancock*

**AUSTIN** - Senator Kelly Hancock (R-North Richland Hills) today released the following statement regarding Senate Bill 451 (85R):

"Since short-term renting became mainstream, thousands of Texas homeowners have chosen to use their private property as a source of income to help make ends meet. Nevertheless, a number of Texas cities have banned the practice or are headed in that direction. This is a property rights issue, plain and simple. In Texas, we believe property rights are a foundational freedom worth protecting.

"That's why our office filed Senate Bill 451, which would prevent city and county governments from imposing an outright ban on short-term rentals. Opponents of short-term rentals usually point to problems that can already be addressed through traditional city ordinances. For example, if a neighbor is too loud at night, they are subject to a nuisance code violation and should get a ticket.

"SB 451 expressly protects local governments' ability to impose reasonable regulations, such as residential zoning restrictions, to ensure the health and safety of the people and communities they serve. Those regulations just can't have the same effect as an outright short-term rental ban."

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*Sen. Hancock represents [District 9](#), which includes portions of Dallas and Tarrant Counties. He currently serves as Chairman of the Texas Senate Committee on Business & Commerce.*