

ORDINANCE NO. 9

**AN ORDINANCE OF THE WHITE RIVER MUNICIPAL WATER CONTROL AND IMPROVEMENT DISTRICT (known going forward as White River Municipal Water District or WRMWD), TEXAS: AMENDING THE CODE OF ORDINANCES, White River Municipal Water District, BY ADDING ORDINANCE TITLED "SHORT-TERM RENTALS", WHICH REQUIRES CERTAIN SAFETY MEASURES FOR THE OPERATION OF A SHORT-TERM RENTAL, AND REQUIRES SHORT-TERM RENTALS TO COMPLY WITH ALL APPLICABLE White River Municipal Water District ORDINANCES, REGULATIONS, AND STANDARDS SET FORTH IN LEASES; PROVIDING AN EFFECTIVE DATE, PENALTY, REPEALER, AND SEVERABILITY CLAUSE; AND PROVIDING FOR PUBLICATION.**

**WHEREAS**, the proliferation of short-term rentals being operated within the boundaries of the White River Municipal Water District has increased; and

**WHEREAS**, in order to preserve the health, safety, and welfare of local homeowners, neighborhoods, citizens, and visitors to White River Municipal Water District, the Board of the White River Municipal Water District believes that the institution of a short-term rental ordinance is necessary.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF THE White River Municipal Water District, TEXAS, THAT:**

**SHORT-TERM RENTALS**

Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

**Agent.** A person designated in writing by the short-term rental operator in lieu of themselves as the 24-hour emergency contact for a lawfully operating short-term rental.

**Operator.** Any person who operates a short-term rental.

**Owner.** The person or entity that holds legal or equitable title to the real property where a short-term rental is located.

**Short-term rental.** A residential dwelling unit or portion thereof that is rented out for compensation on a temporary basis for a period of less than 30 consecutive days.

Required Actions By Operators of Short-Term Rentals Within the Boundaries of White River Municipal Water District:

- (a) Owners, operators, or agents operating a short-term rental must post within the structure being used as a short-term rental a copy of the restrictions, covenants, and conditions contained in lease agreements between the lot lessee and White River Municipal Water District. Or Provide a binder with all pertinent information inside the structure in an easily accessible location.

- (b) Owners, operators, or agents operating a short-term rental must notify their guests and persons occupying the short-term rental they are held to the same standards as lot lessees are held pursuant to the lot lease agreement with White River Municipal Water District.
- (c) Owners, operators, or agents operating a short-term rental must obtain cell phone numbers of guests occupying a short-term rental and must agree to pass on all emergency notifications sent out by White River Municipal Water District to guests.
- (d) Owners, operators, or agents operating a short-term rental must notify the offices of White River Municipal Water District if their dwelling is used as a short-term rental at any time during the year so that emergency services can evacuate guests in the event of an emergency.

Hotel occupancy tax payment required.

- (a) An owner, operator, or agent operating a short-term rental for use shall assess and collect the hotel occupancy tax in accordance with Chapter 351 of the Texas Tax Code.

**Effective Date.** This Ordinance shall take effect on April 1, 2025.

**Penalty.** A violation of any provision of this Ordinance shall be deemed a violation of the Lot Lease Agreement by virtue of the language in all lot lease agreements which states "lessee shall be subject to and shall comply with all rules and ordinances that may be established by the District, now or in the future."

**Severability.** If any provision, section, subsection, sentence, clause or the application of same to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this ordinance or the application thereby shall remain in effect, it being the intent of the Board of the White River Municipal Water District in adopting this ordinance, that no portion thereof or provision contained herein shall become inoperative or fail by any reasons of unconstitutionality of any other portion or provision.

**Publication.** This ordinance shall be published as required by law. Passed and approved on this 17 day of March, 2025.

State of Texas  
County of Crosby

Lance Morris  
Lance Morris, Treasurer/Secretary

This document was acknowledged before me on 18 day of August, 2025, by

Donnie Arnold  
Donnie Arnold, President

Kenzie Dominey

(Personalized Seal)

Kenzie Dominey  
Notary Public's Signature

