



COUNTY OF RAINS

TINY HOME RENTAL COMMUNITIES REGULATIONS



Tiny Home Rental Communities are not specifically addressed in Texas Local Government Code 232.007, Manufactured Home Rental and Recreational vehicle rental communities do have similarities. Tiny Home Communities or parks refers to any plot or tract of land that is separated into two or more spaces or lots that are rented, leased or offered for rent or lease, for installation or placement of a Tiny Home for use and occupancy as residences. **The Tiny Home may be registered and titled as an RV or may be site built. The Rains County Tax Appraisal District will determine how the Tiny home construction will affect property taxation.** Owners that desire to utilize property for Tiny Home rental communities must submit a Development Plan for consideration and approval by the Commissioners Court.

Definitions:

Tiny Home Communities are a master planned facility, and meet the minimum infrastructure as provided in this regulation.

The Developer will submit two plans to the Commissioners Court, **Infrastructure Development Plan** and **Final Development Plan**. Both need to be submitted in **5 copies** to the Precinct Commissioner or the County Judge's Office.

The Tiny Home Infrastructure Development Plan describes what plans are for the park and basic drawing showing location, layout and concept. This plan should be submitted to the County Judge's office with \$995 application fee payable to Rains County.

The Final Development Plan is the plat that shall be filed for record in the office of the County Clerk. The record plat shall be no larger than 18" by 24" drawn on minimum three (3) mil polyester drafting film in ink to a scale of not more than 100 feet to the inch. **The Record Plat (polyester drafting film) and five (5) copies of the plat shall be submitted to the office of the County Judge for presentation to the Commissioners' Court at least fifteen (15) days before the meeting of the Commissioners' Court at which consideration for approval is requested.**

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Development Plan Requirements

The Owner of a plot or tract proposing to develop a Tiny Home rental community or park **is required to submit an Infrastructure Development Plan** showing a survey of the proposed boundaries and significant features such as, but not limited to: lots, tracts, roads, community spaces, utility easements and rights-of-way dedications.

The Developer/Owner **shall obtain a tax certificate from the Rains County Tax Collector**, and any other taxing entity having taxing authority in the area where the park lies and the appropriate school district tax office in which the subdivision lies to show compliance if separate. The tax certificates shall be submitted to the Commissioners' Court with the plat. **Plats shall not be approved until the tax certificates are submitted.**

Each of the hookup locations shall be **no closer than 40 feet from the any other home location**. All homes must maintain a minimum of 25' from all other structures, on all sides.

The Infrastructure Development Plan shall include Infrastructure Improvements for lots, easements, storm water discharge, roads, drainage and storm sewer, public and private sewer systems, and water in accordance with the standards as set forth by Rains County Subdivision Regulations.

Roads or streets for recreational vehicle rental communities must meet all County Road standards as set forth in the Rains County Subdivision Regulations, including width and road compaction. With approval of Commissioners Court, the developer is not required to meet the paving requirements. Roads in the development will have a minimum width of 20 feet.

Any on-site septic systems shall be designed by a licensed certified engineer and conform to Rains County and TCEQ requirements

The Tiny Home Community **shall be served by a public or commercial waste collection and disposal service that collects all trash and rubbish at least once weekly.** All rental spaces and all common areas shall be kept clear of all waste, trash, inoperative motor vehicles and other unsanitary, unhealthful, unsightly and nuisance conditions. All spaces and common areas shall be kept mowed and free of high grass and weeds or other conditions that harbor insects, rodents or other conditions that pose a threat to the health, safety, or welfare of the occupants of Rains County.

Roadway Construction Plans for driveways and roadway access **shall include access to each rental space for fire and emergency vehicles.**

Each Tiny Home site will be provided with **electrical service and shall be served through an underground distribution system.**

The entrance to the park shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent roads. There should be a 60' back set from access and existing road surfaces.

Infrastructure Development Plan shall include **certifications from all utility providers serving the community.**

Variance The Commissioners Court may authorize a variance from these Regulations when, in its opinion, undue hardship will result from requiring strict compliance. In approving a variance, the Commissioners Court shall prescribe only conditions that it deems necessary or desirable to the public interest. Any person who wishes to receive a variance shall apply to the Court with a list of, and a detailed justification for each variance requested. The decision of the Court whether to grant or deny a variance is at its complete discretion and will be final.

Final Development Plan Processing

Final Development plan must be submitted to Commissioners Court for approval.

The Commissioners Court may require inspection of the infrastructure during or on completion of its construction. A final Inspection is required. If the Commissioners Court's designated inspector determines that the infrastructure complies with the Infrastructure Development Plan, the Commissioners Court shall approve after final inspection is completed.

County Judge Linda Wallace

Commissioner Jeremy Cook

Commissioner Mike Willis

Commissioner Korey Young

Commissioner Lori Northcutt