

An aerial photograph of a modern, multi-story building with a glass facade. A sign on the building reads "WELCOME FISHERS". In the foreground, there is a paved area with a sign that says "FUNDOS MUNICIPAL CAMINO". The image is overlaid with a dark blue filter. A solid green vertical bar is on the left side of the image.

SPRING HOA WORKSHOP

Rental Registration Update

RENTAL REGISTRATION RECAP

- **June 2021:** **Housing Study** completed for 2040 Comprehensive Plan, showing disproportionately high levels of single-family rentals
- **2022 – 2025:** Formulation of policy and tactical plan to track, identify, and cap rentals
- **April 2025:** Ordinance **unanimously passed** by City Council
- **May 2025 – December 2025:** Outreach and registration of 2,983 rentals in Fishers, reaching **95%+ compliance of enrollment**
- **January 1, 2026:** Rental cap and registration effective, enforcement begins



RENTAL ORDINANCE

- Requires all rentals to **register** and provide property manager contact information
- **Grandfathers existing rentals**, regardless of neighborhood rental rate
- **Prohibits more than 10% of rentals** in any neighborhood
- Outlines **enforcement** model for noncompliance



RENTAL NUMBERS

- **Current Number of Rentals in Fishers: 3,050**
- **Neighborhoods with Over 10% Rentals: 68**
- **Neighborhoods with Over 20% Rentals: 37**
- **Violations: 150+**

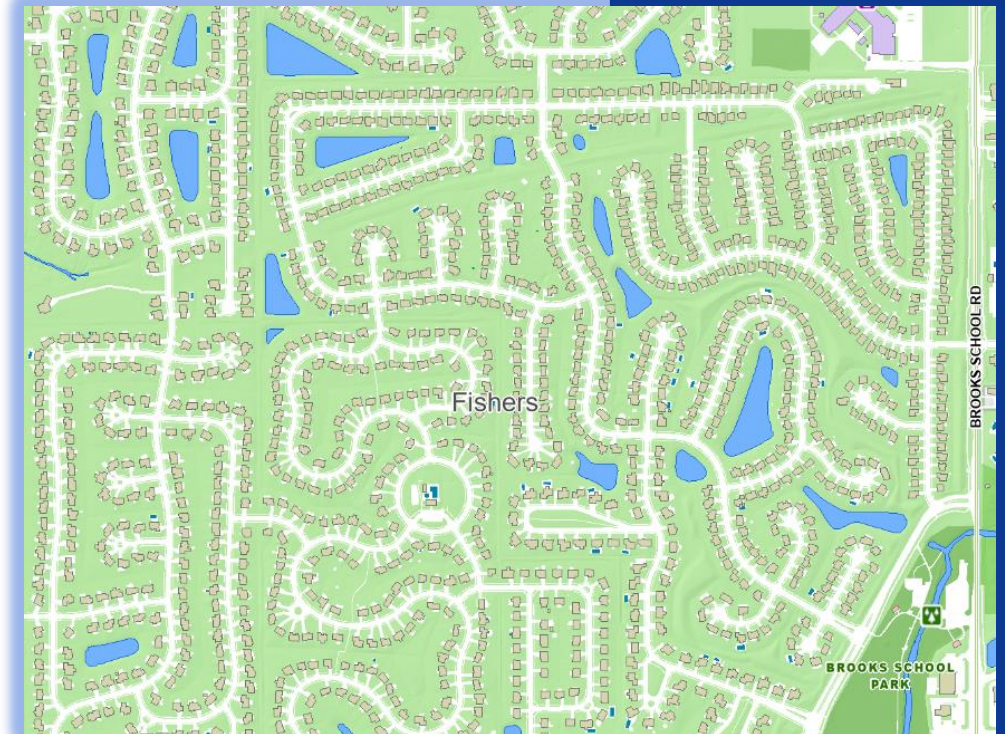


RENTAL REGISTRATION ENFORCEMENT PROCESS

- Tolemi flags properties as suspected rentals
- Zoning team reviews and sends a courtesy letter to register and come into compliance by one of the following:
 - Registering the property (if in a subdivision under the cap)
 - Ceasing rental activity
 - Submitting an exemption request
 - Submitting a correction form if they were wrongly identified
- If the issue is not resolved in 30 days they are issued a violation with fines.
- If they fail to comply, Legal Team will file an action with the court to compel compliance.

LEGISLATIVE IMPACT + NEXT STEPS

- **HEA 1210** – Prohibits rental caps
- Concession by legislature to **revise quorum requirements**, allowing an easier path for amending governing documents by limiting voting members to **owner-occupiers**
- Continue rental cap and registration **through December 31, 2027**
- After January 1, 2028, **continue rental registration and enforcement**
- More information to come regarding a **Declarations & By-Laws program** to facilitate HOA rental caps



An aerial photograph of a modern, multi-story municipal building. The building features a mix of grey metal siding and large glass windows. A prominent vertical sign on the left side of the building reads "WELCOME FISHERS" in white and blue text. Below this, smaller text includes "CITY OF" and "FISHERS". To the right, a sign on the glass facade says "WELCOME" and "METC". In the foreground, a concrete walkway leads to a set of stairs with metal railings. Several American flags and blue banners are planted in landscaped areas. At the bottom of the frame, a low wall features the text "FISHERS MUNICIPAL CENTER" in a stylized font. The word "FISHERS" is larger and more prominent than "MUNICIPAL CENTER".

QUESTIONS?