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Single-Family STR Prohibitions (Grapevine v. Muns & Plano), 2026–2027 State Lodging Escalations (Oregon & Utah HB 456), and Hard Type-2 Quotas Across 280 Enacted Regimes (234 U.S. Peer Pages & 34 DOIs)

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Abstract. Expanding MTRI Global Statutory Dataset v26.0 to 280 verified jurisdictions (234 live U.S. peer pages and 34 permanent DOIs), this study analyzes Texas single-family STR litigation (Grapevine & Plano), Oregon's Jan 2027 TLT jump (Eugene 14.25%), Utah HB 456 (St. George), and hard 475-unit caps (Fayetteville). Empirical highlights: 280 / 234 Peers (280 enacted statutory regimes, 234 live U.S. city peer benchmark pages, and 34 permanent Harvard/CERN DOIs); Muns & 475 Cap (Hard residential STR bans in Grapevine & Plano ($1M ins.) alongside Fayetteville's 475-license Type 2 ceiling); +125 bps / HB 456 (Statewide 2026–2027 escalations: Oregon TLT 1.5%->2.75% (Eugene 14.25%) & Utah HB 456 (+0.75% TRT in St. George)).

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280 / 234 Peers 280 enacted statutory regimes, 234 live U.S. city peer benchmark pages, and 34 permanent Harvard/CERN DOIs	**Muns & 475 Cap** Hard residential STR bans in Grapevine & Plano ($1M ins.) alongside Fayetteville's 475-license Type 2 ceiling	**+125 bps / HB 456** Statewide 2026–2027 escalations: Oregon TLT 1.5%->2.75% (Eugene 14.25%) & Utah HB 456 (+0.75% TRT in St. George)

1. Texas single-family STR bans vs. hard numerical caps: Grapevine v. Muns, Plano, and Fayetteville

Expanding MTRI Global Statutory Dataset v26.0 to 280 verified regimes (234 live U.S. city peer pages and 34 permanent archival DOIs) spotlights three of the most frequently litigated residential short-term rental frameworks in the South-Central U.S.[1] In suburban DFW, Grapevine’s single-family residential STR prohibition (Ord. No. 2018-065, litigated through the Texas Supreme Court in City of Grapevine v. Muns) restricts STRs to multifamily zones via Council CUP, while Plano barred new single-family STRs outright while imposing $300 registration, $1,000,000 liability insurance, and noise monitors on grandfathered units.[2]

North across the border in Arkansas, Fayetteville complements Little Rock’s 500-permit ceiling with a strict 475-license cap on non-owner-occupied Type 2 STRs (waitlist full) while leaving owner-occupied Type 1 homestays uncapped.

Table 1. Ten newly verified Western, Texas, Mid-Atlantic, and Ozarks regimes expanding MTRI Dataset v26.0 to 280 jurisdictions (Nov. 2026)

Jurisdiction	Combined Stack	Primary Bond / Earmark	STR Rule / Feature	Admin Body	Primary Statute
Boulder, CO	16.545% (7.5%+9.045)	City Accomm. & RTD	Principal-Res. only	City Fin. & Plan.	B.R.C. § 3-3-2 / 10-3-19
Glendale, AZ	15.17% (5% Bed+TPT)	Stadium & Sports Corr.	SB 1168 STR permit	City Tax & AZ DOR	A.R.S. § 42-5070 / Ch. 21.1
Irving, TX	15.0% (9% + 6% TX)	Las Colinas Conv. Ctr.	Platform HOT parity	City Fin. & TX Comp.	Irving Code Ch. 16A
Arlington Cty, VA	13.25% (5.25%+8%)	Tourism & NoVA Transit	Accessory Homestay	Comm. of Revenue	Arlington Ch. 40 / § 12.9
Grapevine, TX	13.0% (7% + 6% TX)	City HOT & Venues	SFH Ban (Muns case)	City Plan. & Fin.	Ord. 2018-065 / Ch. 351
Plano, TX	13.0% (7% + 6% TX)	Visit Plano & Venues	SFH Ban + $1M ins.	Neighborhood Svcs.	Plano Zoning / Ch. 11
Eugene, OR	13% -> 14.25% (2027)	City 4.5% + Lane 7%	OR DOR consolidated	OR DOR & Eugene	ORS § 320.305 / § 3.770
St. George, UT	12.82%+ (HB 456)	Zion Gateway / County	2026 +0.75% state TRT	UT Tax Comm.	Utah HB 456 / Title 59
Williamsburg, VA	12.0% + $2.00/nt	Historic Triangle Fund	$2/nt flat room levy	City Fin. & VA Tax	Va. Code § 58.1-3823
Fayetteville, AR	11.75% (2% A&P+Sales)	Experience Fayetteville	475 Type-2 STR cap	Dev. Services	Fayetteville Ord. 6427

2. 2026–2027 state-level lodging escalations: Oregon TLT (Eugene) and Utah HB 456 (St. George)

At the statehouse level, 2025–2026 legislation is pushing combined gateway tax stacks upward across Western tourism corridors.[3] In Oregon, the statewide TLT hike from 1.5% to 2.75% on January 1, 2027 lifts Eugene / Lane County (4.5% City + 7.0% County inside city limits, 10.0% unincorporated) from 13.0% to 14.25%. Simultaneously, Utah HB 456 added a +0.75% secondary state TRT tranche and lifted county TRT ceilings to 4.5%—pushing St. George (Zion National Park gateway) past 12.82%+ alongside Boulder’s 16.545% principal-residence stack.

3. Stadium corridors and heritage flat fees: Glendale, Irving, Arlington County, and Williamsburg

Finally, major venue and heritage districts continue combining percentage excises with dedicated regional surcharges.[4] Glendale, Arizona reaches 15.17% (highest among major Maricopa County cities around State Farm Stadium), Irving hits 15.0% (9% City/Las Colinas Convention HOT + 6% TX), Arlington County levies 13.25% alongside Accessory Homestay permits, and Williamsburg layers a flat $2.00/night Historic Triangle Marketing Fund room fee atop its 12.0% ad-valorem stack. All 280 regimes, 234 live peer pages, and our Sample Excel Workbook are freely auditable at meridiantourismri.org.

References

[1] Chaiwat Saechueng and Mukesh Thakur, Global Dataset of Enacted Visitor Levies, Cruise Berth Caps, Timed-Entry Quotas, and Short-Term Rental Laws (2026 Edition — 280 Jurisdictions), v26.0, Meridian Tourism Research Institute / Harvard Dataverse, https://doi.org/10.7910/DVN/YAQLA1.

[2] City of Grapevine v. Muns (Tex. 2nd Ct. App. / Tex. Sup. Ct.) & Ord. 2018-065; Plano Zoning STR Ban & Ch. 11; Fayetteville Ord. 6427 (475 Type-2 Cap).

[3] ORS § 320.305 (OR 2.75% TLT eff. Jan 1, 2027) & Eugene Code § 3.770; Utah HB 456 (2025) & Title 59 Ch. 12; Boulder Rev. Code § 3-3-2 & § 10-3-19.

[4] Glendale Code Ch. 21.1 (15.17%); Irving Code Ch. 16A (9% HOT); Arlington County Code Ch. 40; Va. Code § 58.1-3823 ($2/nt Historic Triangle Room Fee).

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