

## Dawn Huntley

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**From:** Abbey Dyer <Abbey@narrprop.com>  
**Sent:** Monday, March 30, 2026 10:26 AM  
**To:** Rep. Casey, Stephen M.; House Municipal Government and Housing Committee  
**Cc:** Rep. Cortvriend, Terri-Denise; Rep. Carson, Lauren H.  
**Subject:** Opposition to H7657 – Short-Term Rental Reclassification

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Dear Members of the House Municipal Government & Housing Committee,

I am writing to express my strong opposition to House Bill H7657.

As a born and raised Southern Rhode Island resident and current Southern Rhode Island property manager and realtor, I am deeply concerned about the proposal to reclassify short-term rentals (STRs) as commercial property. This change fundamentally misrepresents the nature of STRs, which are residential homes - not - hotels and have long been treated as such.

Reclassifying STRs as commercial properties would open the door to significantly higher property taxes, placing an unfair and targeted burden on homeowners. In addition, the bill would expand municipal authority to impose new licensing requirements, inspections, and building standards beyond what is required for residential properties today. This added layer of regulation would increase costs and create uncertainty for responsible property owners.

I am also concerned that this legislation effectively enables spot zoning, allowing identical homes in the same neighborhood to be treated differently based solely on their use. This sets a troubling precedent and undermines consistency in local zoning practices.

Furthermore, H7657 appears to bypass the work of the state's Short-Term Rental Study Commission, which was established to evaluate these issues through a thoughtful, data-driven process. Moving forward without that input raises serious concerns about the legislative approach.

There has also been no comprehensive analysis of the broader economic impact of this bill. Short-term rentals play an important role in supporting Rhode Island's tourism economy, local businesses, and property values. Overregulation could reduce visitor spending and negatively affect communities across the state.

For these reasons, I respectfully urge you to oppose H7657.

Thank you for your time and consideration.

Sincerely,

Abbey Dyer  
South Kingstown, RI Resident

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**Abbey E. Dyer**

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