



SHORT TERM RENTALS

City of Newport's Approach

HOUSING IN NEWPORT

Newport has 13,250 units of housing. Competition is substantial due to the economically diverse and variable population.

53.7%

Homes occupied by
renters.

547 vs 364

Number of STRs in
Newport registered with
the state (DBR) vs. City.

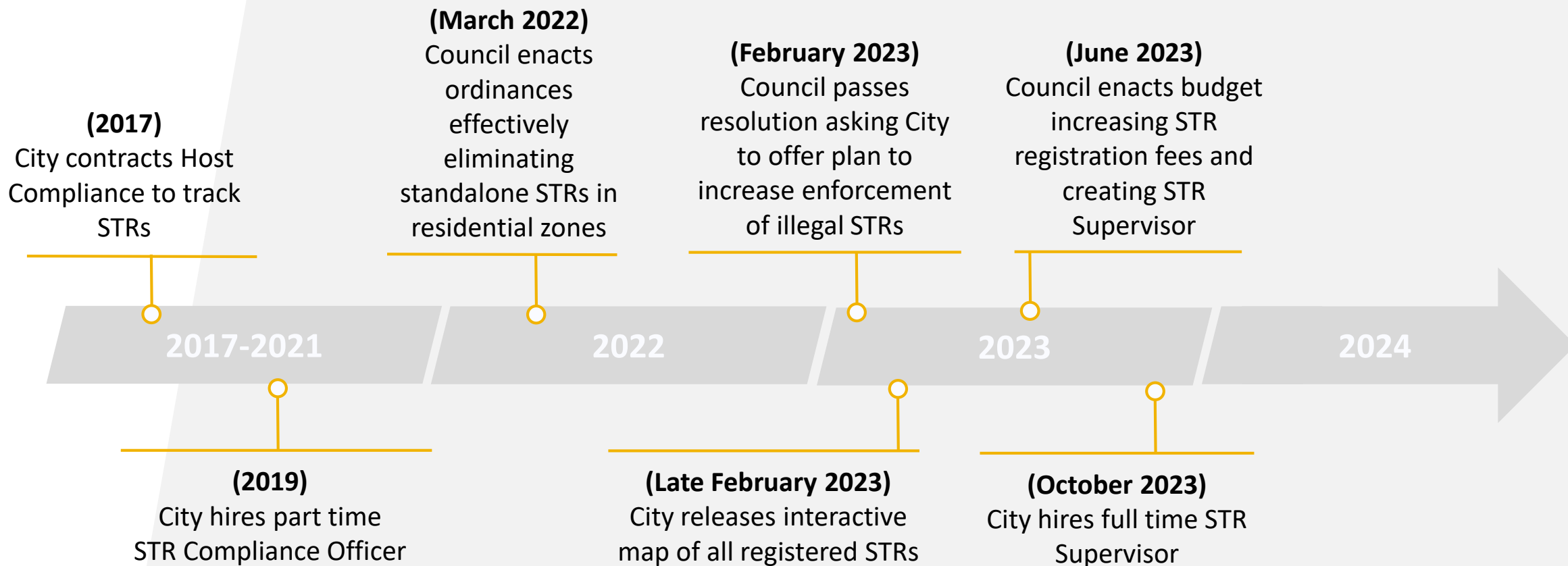
\$172,399

Annual income needed to
afford a home in Newport
according to HousingWorks
RI.

23.2%

Percentage of homes
determined to be vacant
during the last census.

RECENT ACTION



APPROACH: DEFINING STRS AS “GUEST FACILITIES”

Newport regulates STRs through including them under the permitted uses in its zoning code. To do so it defines STRs as “Guest Facilities” the most frequent of which at issue with STRs are “Guest Houses” as defined to the right.

A building in which one or more dwelling units or rooms for sleeping are rented for lodging accommodations for periods of twenty-nine (29) consecutive days or less with or without the furnishing of meals and with the owner or a manager who is in charge and manages such rentals residing on the guest house property.

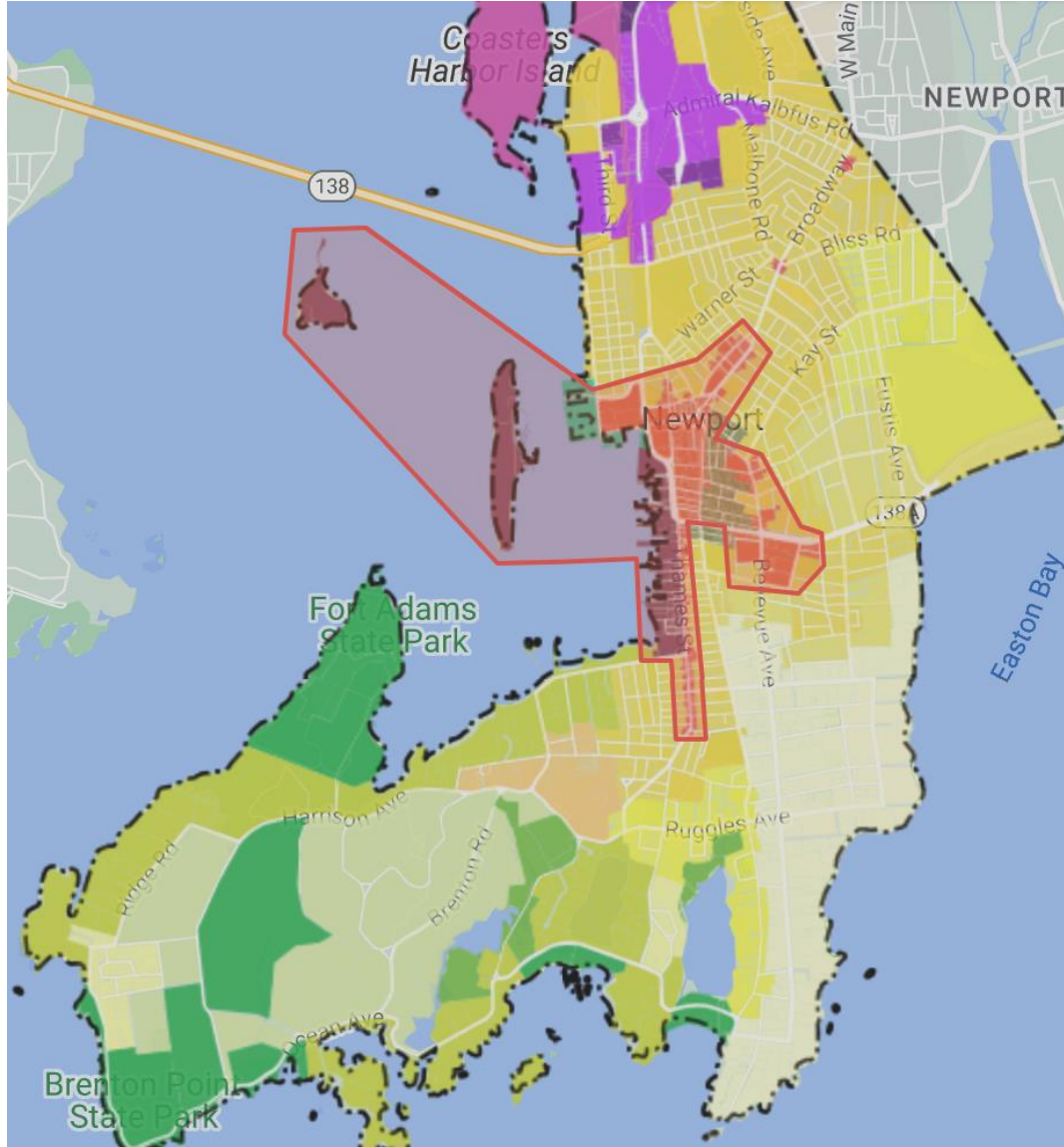
In those districts where guest houses are permitted by right, the requirement for the owner or manager to reside on the guest house property shall not apply.

No more than a total of five rooms for sleeping shall be allowed to be rented irrespective of the number of dwelling units or rooms for sleeping that are contained in the building.

Only one building on a lot or parcel of land shall be allowed a guest house use.

Source: **CHAPTER 17.08.01**

WHERE STRS ARE ALLOWED



Permitted Use

General Business &
Waterfront Business Zones

Special Use Permit

Limited Business Zones

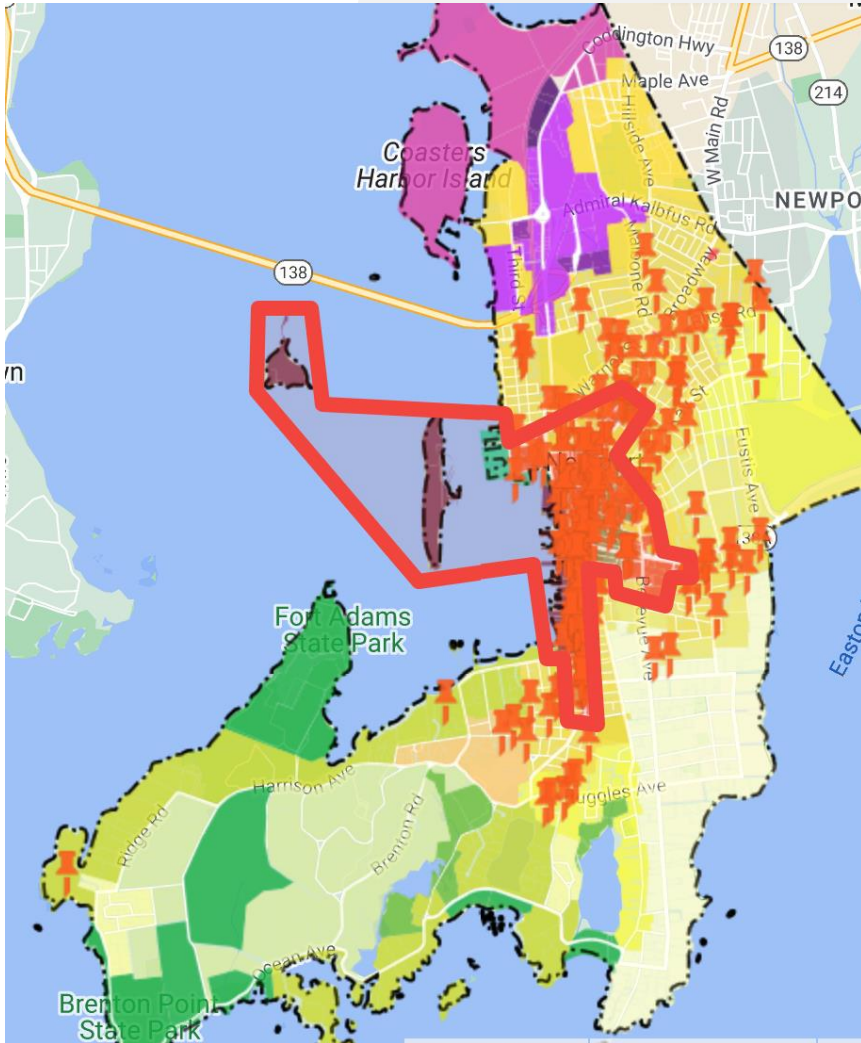
Home Occupied Exception

Up to two bedrooms for four people in an occupied dwelling unit.

Development Requirement

STRs must meet development requirements, including one parking space per bedroom and one for the property manager in applicable zones.

SUSTAINABLE ENFORCEMENT



REGISTRATION FEES

- **Standard STR:** \$1,000
- **Home Occupation:** \$500

RESOURCING

- **Staff:** 1.5 FTE dedicated to STRs.
- **Technology:** Host Compliance
- **Community:** Report It and STR Map



RESOURCES

Definition of “Guest Facilities”:

https://library.municode.com/ri/newport/codes/code_of_ordinances?nodeId=COOR_TIT17ZO_CH17.08DE_17.08.010DE

Code outlining permitted uses by zone: https://library.municode.com/ri/newport/codes/code_of_ordinances?nodeId=COOR_TIT17ZO

Short Term Rental Map: <https://newportri.mapgeo.io/datasets/property?abuttersDistance=200&latlng=41.486088%2C-71.324669&panel=themes&themes=%5B%225eac7109-325b-486e-b6d9-7818870df8d4%22%5D&zoom=13>

Council resolution and ordinances:

- *March 2022 Ordinance Changes:*
 - Defining STRs as “Guest Facilities”: https://www.clerkshq.com/Content/Attachments/Newport-ri/2022_o10.pdf?clientSite=Newport-ri
 - Adjusting permitted uses: https://www.clerkshq.com/Content/Attachments/Newport-ri/2022_o11.pdf?clientSite=Newport-ri
- *February 2023 Resolution:* https://www.clerkshq.com/Content/Attachments/Newport-ri/2023_r08.pdf?clientSite=Newport-ri

Special thanks to Newport City Clerk Laura Swistak and

Newport Zoning Officer Nicholas Armour

