



Short-Term Rentals in Rhode Island: Regulation & Impact on Municipalities

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RI LEAGUE OF CITIES & TOWNS

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Overview

- Status of Short-term Rentals in RI Municipalities
- Challenges at the Local Level
- Regulation at the Local Level
- Recommendations

Status of Short-term Rentals in Municipalities

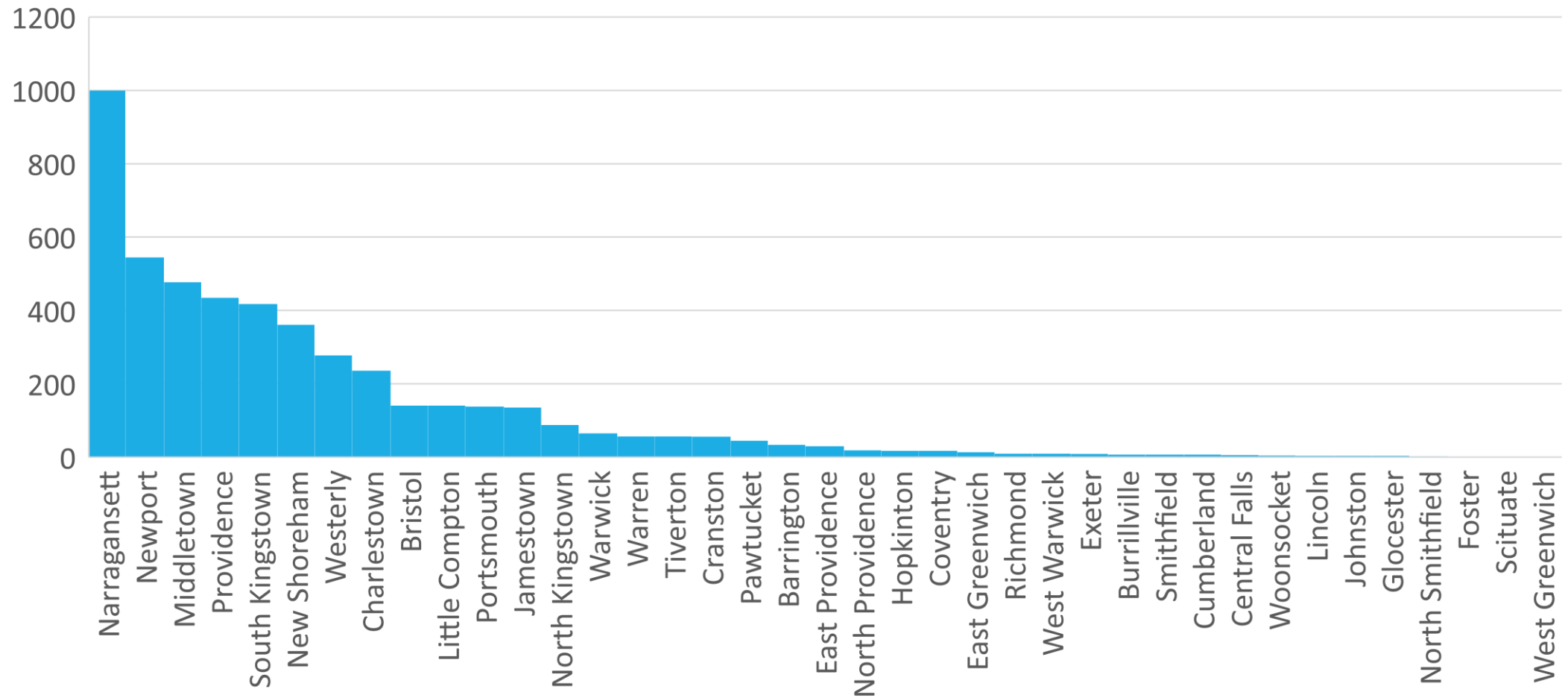


- There are 4,904 Active Short-Term Rental Registrations according to the Department of Business Regulation's website.
- All 39 municipalities have properties on the State registry
 - 1 Property Registered in West Greenwich
 - 1000 Properties Registered in Narragansett
- League conducted a survey of all 39 municipalities and received, heard from 18 – with various experiences
- Based on the DBR registry, short-term rentals are predominantly located in 12 out of 39 communities.



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Registry Breakdown





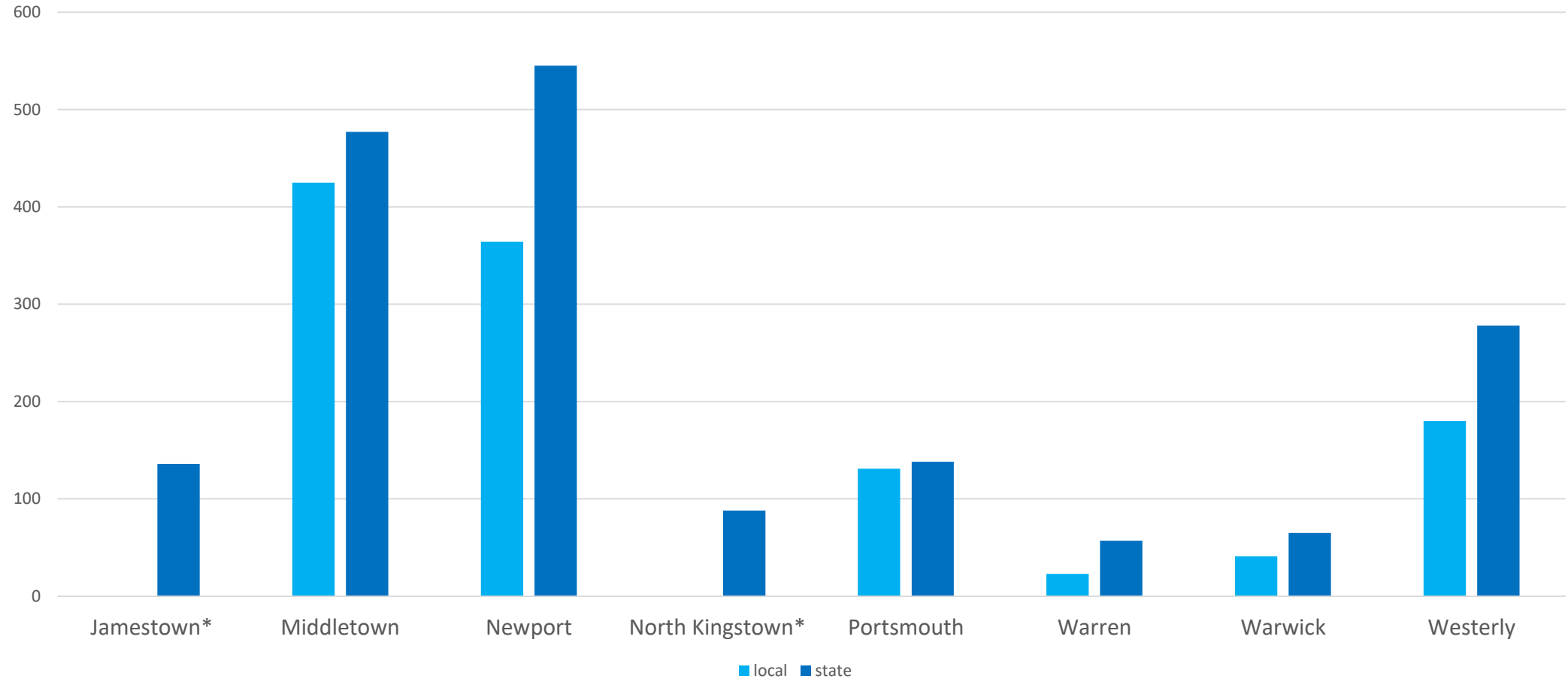
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Where are STRs?

- Out of the 12 communities with over 100 STRs, only one of those communities is not categorized as a coastal community.
- Of these 12 communities, eight have established registries*
- In this survey process, we identified two communities that have adopted ordinances regulations/registries and others that were incorrectly identified.
 - East Greenwich and Bristol do not have active ordinances; Warren and North Kingstown do.



Local v. State Registry



Data Collection

- 18 municipalities responded to the League's survey on Short-term Rentals
- Only five communities that have a codified registry or regulation responded.
 - Our commission has already heard from three communities and will be hearing from one additional today – none of which are represented in survey data
- 13 additional communities responded, providing additional insight and considerations.
 - 11 out of 13 communities are considering some type of registry/regulation of STRs.

Challenges at the Local Level



- Conflict within neighborhoods (noise, traffic, public safety, improper trash disposal, etc.)
- Ensuring safe operations (minimum housing standards)
- Owner Identification
- Impacts on year-round housing

Regulation at the Local Level



- Communities are using a variety of tools to understand the impact of STRs on their community including Host Compliance, AirDNA, Inside AirBnB OpenGov and Granicus.
- Definition varies – generally 30 nights or 31 days
- Enforcement varies – Zoning, Building, Code Enforcement or Police Department
- There are generally fees – registry or permit – for STRs on an annual basis
- Four out of five communities require minimum housing inspections

Recommendations

- Treat local governments as partners, not impediments
- “One-size-fits-all” solutions will not succeed; need tailored approaches that address underlying challenges
 - Arm municipalities with tools and guidance, not requirements.
- Coordinated registration process with the State
- Funding to support enforcement of registration process and inspections for health and safety.
- Hotel Tax Application and Payment Timing

Questions?



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