

THE CITY OF NEWPORT, RHODE ISLAND
Short Term Rental Investigatory Group

February 20th 2020

Re: Short Term Rental Investigatory Group (STRIG)

To: Planning Board

The Goal of the Short Term Rental Investigatory Group is to assess the impact of Short Term Rentals (STR) on the city, its neighborhoods and stakeholders, and to draft a more concise policy with the goal of providing guidance to the city on rules and enforcement of Short Term Rental properties. The Group met to discuss planned updates to the city's ordinances and provide a recommendation at your request. The review focused on the language itself, looking at clarity, implementation of the comprehensive plan, and support the City's goals for STRs. Individual changes are listed in the attached pages and summarized below.

Major points to note in the changes suggested:

- Prohibited Uses: Adding the rental of rooms as a Home Occupations as an excepted use and decreasing the prohibition to 29 days to allow for monthly rentals.
- Transient Guest Facilities was expanded on (and "Vacation Guest Facilities" removed) to make it the clearer choice for developers and business owners interested in renting rooms on a short term basis.
- Guest House was clarified to reduce burden on neighborhoods and businesses. The limit on the total number of rooms in a building and a lot remains 5. The duration was expanded to exempt monthly rentals.
- Home Occupations was clarified to stress the requirements needed to meet a Home Occupation in one's home. It maintains the right for Newport's residents to lease 2 rooms as STRs in their homes as long as they can meet the necessary guidelines.

There is still much work that needs to be done to ensure Guest Houses throughout the city can still flourish without them impeding on residents' quality of life including enforcement, tax collecting and parking concerns.

Sincerely,

Jeffrey Brooks
Vice-Chair, Newport Planning Board
Chairman, STRIG