

DRAFT STR Regulations Comparison Table (last updated 3/7/23)

Municipality		Middletown, RI	Newport, RI	Jamestown, RI	Providence, RI	Westerly, RI	Warwick, RI	Narragansett, RI	Steamboat Springs, CO	Durango, CO	New Orleans, LA	
Ordinance Status		Adopted 2021	Adopted 2022	Adopted 2022	Adopted 2019	Adopted 2021	Pending	Pending	Adopted 2022	Adopted 2020	Adopted 2019 Pending Amendment	
Registration/ Fees	Registration Fees	Non-Owner Occupied: \$55/bedroom Owner Occupied: \$55/unit	\$100	Owner Occupied: \$350 Non-Owner Occupied: \$700		\$50	\$250/unit	General Registration: \$120 STR Fee: \$75/bedroom *Rental period between 7 - 30 days	Determined by City Manager - fee calculated to recover cost of administration and enforcement	\$350/owner-occupied unit \$700 for other units	<u>STR Owner's Permit:</u> Type R - Residential 1. Partial-Unit: \$250 2. Small Residential: \$500 3. Large Residential: \$500 Type C - Commercial 1. Commercial: \$1,000 <u>Operator Permit:</u> Owner/Operator: No cost Operator, 1 Residential STR: \$150 Operator, 1 Commercial STR: \$1,000 Operator, 1+ Commercial STR: \$1,000 <u>STR Platform Permit:</u> \$10,000	
	Permit/License Requirements	Local and state registration required	Register with City as Transient Guest Facility	Compliance Certificate from Buildings License from Town's Licensing Authority	Temporary use permit when entire dwelling unit is rented out Owner-occupied: No permit required	Register with Town	STR Permit	Yes	3 types of licenses: Short-Term Rental Temporary STR (Temporary STR of primary residence) Hosted License (STR of one guestroom)	Considered Commerical Use and need Limited Use Permit Must Maintain a City Business License	STR Owner Permit: 1. STR Partial-Unit Residential 2. STR Rental Small Residential 3. STR Large Residential 4. STR Commerical STR Operators Permit	
	Taxes/Additional Fees		RI General Laws - Hotel Tax: 6% room rental 1% whole house rental (Remitted to Newport)							City Sales Tax: 4% Accommodations Tax: 1% 9% STR Tax	City Sales Tax: 3.5% Lodgers' Tax: 5.25%	Occupancy Fee: Residential: \$5/night Commercial: \$12/night STR Equalization Occupancy Tax: 6.75% City Sales Tax: 5% Occupancy Privilege Tax: 1-299 rooms: \$0.50/night 300+: \$1/night
Operational Requirements	Occupancy Cap	2 persons/bedroom	Owner-Occupied: Max of 2 bedrooms for 4 people. Vacation Guest Facilities: No more than 3 bedrooms	2 persons/bedroom		Fire Code	2 persons/bedroom	2 persons/bedroom	Not exceed 1 per 150 sq ft of net floor area; no less than 2 and no more than 16	3 persons/parking space OR 2 persons, plus 2/bedroom	In Partial and Small Unit: Up to 5 Bedrooms/Unit and 2 guest/bedroom Large: 6 bedrooms/building, 2 guest/bedroom Commercial: 5 bedrooms/unit, 2 guest/bedroom	
	Parking Requirement	1/space per 2 persons No parking on lawns	1/bedroom For units w/ 2 or more bedrooms, 1.5 spaces required					Determined by Building Official	1/bedroom	According to Community Development Code; not exceed 6 vehicles	1/bedroom No parking on lawn	Varies from 0 to 1/2 bedrooms Some areas allow on-street
	Local Representative/Property Manager	Yes		Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Weddings/Special Events					No	No	No commercial enterprises, private events, parties, or be sub-leased				Not allowed as reception facility or other commercial use
	Dwelling Type		Residential zones: Only owner-occupied		Residential zones: only owner-occupied in single, two, and three-family homes			Not allowed in ADUs, accessory structures, affordable units. Not allowed in units w/ 2 or more violations within 12 month period related to noise, trash, disorderly conduct, parking, etc.			Not allowed in ADUs	Various restrictions depending on Zone and License Type Restrictions include: limited to 1 or 25% of units on a lot, No STR on 1st floor of multi-story buildings, Limits per blockface

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Locational Restrictions	Permitted in Residential Zones	Yes	Yes, but only owner-occupied. By SUP, in some Residential zones for temporary housing for yachting organizations	Yes, Town Council reserves right to set limits.	Yes, but only if owner-occupied in single-family, two-family, and 3-family homes	Yes	Yes	Yes	Zoning Overlay - 3 zones: A Unlimited (No limits) B Restricted (Caps on number of STR licenses allowed in subzones, C Prohibited (STR licenses prohibited) *Hosted STR and Temporary STR licenses are except from Zone B and C restrictions	Yes, but only in 2 Established Neighborhoods (EN-1 and 2) and cap on available permits; waitlist if cap is reached	Yes, depending on Zone
	Permitted in other zones	Yes	Yes, in General Business, Commercial-Industrial, and Waterfront Business District. By SUP in Limited Business	Yes, Town Council reserves right to set limits.	Yes, where residences are allowed.	Yes	No, except Village District	Yes	Zoning Overlay - 3 zones: A Unlimited (No limits) B Restricted (Caps on number of STR licenses allowed in subzones, C Prohibited (STR licenses prohibited) *Hosted STR and Temporary STR licenses are except from Zone B and C restrictions	Yes, but only in Central Business, Mixed-Use, and few Planned Development zones. Caps applied on a development-specific basis (set number within a certain building or development)	Yes, depending on Zone
	Density		Owner-Occupied Rentals: Only 1 use per lot In permitted zones, no more than 1 room or 1 unit per 1,500 sq ft of lot area						Subzone B1: 5 Subzone B2: 20 Subzone B3: 18 Subzone B4: 17 Subzone B5: 12 Subzone B6: 10 waitlist if cap is reached	22 permits in EN-1, 17 in EN-2 In EN Zones, a 2nd STR is not allowed on same street segment w/out Planning Commission approval. 3rd STR on same street segment prohibited	Various restrictions depending on Zone and License Type Restrictions include: limited to 1 or 25% of units on a lot, No STR on 1st floor of multi-story buildings, Limits per blockface
Enforcement	Fines	Fines up to \$1,000/day		1st Offense: \$250 2nd and subsequent offense: \$500 (each day counts as distinct and separate violation)		Residential Zone: Failure to Register: \$500/day Fines: up to \$500/day Continued violations: \$500 fine for each violation Unpaid fees: Lien	Up to \$500/day for each and subsequent violation	1st Offense: \$500/day 2nd: \$1,000/day 3rd: Revoke registration	Fees: Up to \$2,650/violation/day		Max \$500/violation with issuance of Field Warning, Notice of Violation Unpaid fees: Lien Citizen Reporting Portal
	Revoke/Suspend			License Authority has authority to revoke and suspend at hearing		Town Manager has right to suspend or revoke Police vacate property if unauthorized	ZEO/Court may revoke permit if 2 or more violations. No new permit issued for 12 months.	May be revoked upon 3rd violation at property. No new registrations issued for 12 months.	City Manager has right to suspend license 1st Offense in 2 yr period: civil penalty or suspension of 14-60 days 2nd offense: Suspension of 30-90 days 3rd Offense: 60-180 days 3rd Offense in 1 year: Revocation Licensee cannot apply for license for 2 years		Fines and suspension or revocation of permit
Reference		https://codelibrary.amlegal.com/codes/middletown/latest/middletown_ri/0-0-0-4587	https://library.municode.com/ri/newport/codes/code_of_ordinances	https://library.municode.com/ri/jamestown/codes/code_of_ordinances?nodeId=PTII-COOR_CH14BUBURE_ARTVS_HRMRE	https://www.providenceri.gov/wp-content/uploads/2023/01/22.12.21-Zoning-Ordinance.pdf	https://ecode360.com/WE1997/laws/LF1429070.pdf	https://www.warwickri.gov/sites/g/files/vyhlf1391/f/agendas/pco-4-22_sub_b_short-term_rentals.pdf	https://s3.documentcloud.org/documents/23118911/narragansett-short-term-rental-ordinance.pdf	https://steamboatsprings.net/DocumentCenter/View/28263/Licensing-Code-Amended	https://online.encodeplus.com/regs/durango-co/doc-viewer.aspx#secid-273	https://nola.gov/nola/media/311/STR-Code-MCS_1.PDF