

POSTED – July 23, 2021
MEETING – July 29, 2021

Town Council Sub-Committee Short Term Rentals

Organizational Meeting of Town Council Sub-Committee - Short-Term Rentals

Agenda:

1. Introductions (Mrs. VonVillas)
2. To establish a process whereby all Issues and desired Outcomes related to Short Term Rentals in Middletown are identified, the Structure of Meetings is formulated, and a tentative meeting schedule is established in order to ensure timely completion of the following:

Goal: To address issues related to short-term rentals in Middletown and make recommendations which will result in improved **Registration, Regulation, and Enforcement.**

3. Adjournment

Included will be Town Administrator Shawn Brown and Solicitor Melissa Desautel as well as designated municipal officials as appropriate.

Said meeting to be held on **Thursday, July 29, 2021 at 7:00 P.M.** - Said meeting will be held at the Middletown Town Hall, Council Chambers, 350 East Main Road, Middletown, RI 02842.

This meeting location is accessible to the handicapped. Individuals requiring interpreter services for the hearing-impaired should notify the Town Clerk's Office at 847-0009 not less than 48 hours before the meeting.

Posted on Thursday, July 23, 2021 at Middletown Town Hall, Middletown Public Library, Middletown Web Site and Secretary of State Web Site.

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Subject: Meeting schedule

Date: Mon, Jul 26, 2021 12:57 pm

Please review the following meeting schedule for approval at July 29 meeting.

All meetings will take place at 7:00 PM in the Town Hall (*with one exception noted*)

July 29 - Thursday

August 5 - Thursday (*at Middletown Public Library Community Room*)

August 25 - Wednesday (to avoid several conflicts)

September 2 - Thursday

September 16 - Thursday

September 30 - Thursday (if necessary to complete for Public Hearings in Dec.)

October 7 - Thursday

October 21 - Thursday

October 28 - Thursday (if necessary to complete for Public Hearings in Dec.)

November 4 - Thursday

November 18 - Thursday

December - Public Hearings

**Short Term Rental Task Force
Minutes - June 8, 2021**

Task Force Members Present:

Leon Amarant
Ethan Coombs
Debra Fragola
James Redfearn
Daniel Titus
Barbara A. VonVillas (TC Member)

Other Representatives Present:

Shawn Brown, Town Administrator
Evan Smith, Discover Newport

Discussion centered on the following questions proposed to Members:

1. What do you regard as the most important issues we need to resolve?
2. How will we be certain that our conclusions are fair to the STR owners, to the other residents, and to the Town as well?

Responses included the following:

Important Issues

1. Modify the Ordinance, limit the # of STR in town
2. Investigation – enforcement (clear Ordinances,), zoning
3. Noise, parking, registration
4. Expectations of owners/residents
5. What is allowed under the law? Exceptions? When? Why?

Fairness

1. Task Force to propose to TC “best interests of town”– checks and balances
2. Need consistency, too much flexibility, not enough blank and white
3. Collaborative training sessions – education – police presence
4. Compromise needed. What is best for Middletown residents as a whole?

Other issues:

Research company identifies 348 registered properties in Middletown– 300 are single room

Deep analysis of the Ordinance is important

Possible taxation of STR - beyond property tax

If advertises

RI gets monthly payment on Air B7B web site, pass-through of taxes to state

No data to towns. Towns have no way of monitoring if it gets all it is due

Needs more emphasis on accountability.

Questions:

What is it costing the residents of Middletown so others can vacation here?

Lots of data out there. Need to see figures – visibility. Communities are losing money

Every property on platform has to register

Recent large surge of developers – goals - houses for STR

30% is rental market on Aquidneck Island. STR affect affordable housing