

# Town of Narragansett

## 2024 Short Term Rental & Regular Rental Ordinance

### Questions & Answers

- **Will there be 2 different registration types (yearly and Short Term Rental) or only Short Term Rental?** Yes, both. The current regular registration will still be required for rentals greater than 30 days, such as yearly and academic rentals. The new Short Term Rental Ordinance is specifically for rentals of less than thirty (30) days with a minimum of seven (7) days. Many property owners, such as those that provide both academic and weekly summer rentals will be required to register for both regular and short term rental registrations, which are two separate applications.
- **When will registration open up for the regular rental registration?** That registration will open up within the next week. Email notifications will be sent out shortly to all current rental property owners. The rental registration certificate is valid from September 1, 2024 through August 31, 2025. After the Town reviews the application, we will notify you of the payment due.
- **When will registration open up for Short Term rentals?** The Short Term Rental registration will open up on August 1, 2024. The first two weeks of registration are reserved for residents of Narragansett who live in the home to be rented and are also a registered voter at the address of the rental. The registration will open for all others on August 15, 2024. The Rental Registration Permit will be valid from September 1, 2024 through August 31, 2025.
- **When will the short term rental ordinance take effect?** The ordinance will become effective beginning on September 1, 2024. Only leases signed after the effective date will be subject to the new short term rental ordinance.
- **What are the fees for regular rentals?** For regular rental registration, the annual fee is \$120. Late fees are \$300. Failure to register is \$250.
- **What are the fees for short term rentals?** For short term rentals, the non-refundable annual registration fee is \$50 for a Narragansett resident, and \$100 for a non-resident. The annual permit fee is \$375 for a Narragansett resident and \$750 for a non-resident. Re-inspection fees are \$375 for both Narragansett residents and non-residents. Re-schedule inspection fees are \$100 for both Narragansett residents and non-residents.
- **What are the current ordinances affecting rental properties?** On August 7, 2023, the three college student ordinance was adopted limiting the number of college students to no more than three (3) in the R-10, R-10A or R-20 zoning districts. On June 25, 2024, the State General Laws definition of Household was amended as follows: "A person or group of unrelated persons living together. The maximum

number may be set by local ordinance, but this maximum shall not be less than one person per bedroom and shall not exceed five (5) unrelated persons per dwelling. The maximum number shall not apply to NARR-certified recovery residences”.

- ***Will we require the owner to upload a copy of the required \$1,000,000.00 of liability insurance coverage?*** No, they will need to acknowledge that they have it when submitting the application.
- ***Will inspections be required?*** Yes, each year for short term rentals only. The requirements for those inspections are noted below.
- ***What are the requirements for the fire detection inspection within the short term rental units?*** The requirements for smoke alarms and carbon monoxide alarms or detectors in short term rentals shall be as follows:

Homes built in 1976 or prior: (1) Smoke Alarms shall be installed outside sleeping areas and on each level of the dwelling unit(s) (including basements). (2) Smoke Alarms shall be permitted to be battery operated. (3) Smoke Alarms are not required to be interconnected. (4) Carbon Monoxide Alarms or Detectors shall be installed outside sleeping areas. (5) Carbon Monoxide Alarms or Detectors shall be permitted to be battery operated. (6) Carbon Monoxide Alarms or Detectors are not required to be interconnected.

Homes built on and after January 1, 1977 through December 31, 2001: (1) Smoke Alarms shall be installed outside sleeping areas and on each level of the dwelling unit(s) (including basements). (2) Smoke Alarms shall be hard-wired with battery backup. (3) Smoke Alarms shall be required to be interconnected. (4) Carbon Monoxide Alarms or Detectors shall be installed outside sleeping areas. (5) Carbon Monoxide Alarms or Detectors shall be permitted to be battery operated. (6) Carbon Monoxide Alarms or Detectors are not required to be interconnected.

Homes built on and after January 1, 2002 through February 19, 2004: (1) Smoke Alarms shall be installed outside sleeping areas and on each level of the dwelling unit(s) (including basements). (2) Smoke Alarms shall be hard-wired with battery backup. (3) Smoke Alarms shall be required to be interconnected. (4) Carbon Monoxide Alarms or Detectors shall be installed outside sleeping areas. (5) Carbon Monoxide Alarms or Detectors shall be hard-wired with battery backup. (6) Carbon Monoxide Alarms or Detectors shall be required to be interconnected.

Homes built on and after February 20, 2004 through December 31, 2012: (1) Smoke Alarms shall be installed inside each bedroom, outside sleeping areas and on each level of the dwelling unit(s) (including basements) (In accordance with NFPA 72 (2002 Edition). (2) Smoke Alarms shall be hard-wired with battery backup. (3) Smoke Alarms

shall be required to be interconnected. (4) Carbon Monoxide Alarms or Detectors shall be installed outside each sleeping area. (5) Carbon Monoxide Alarms or Detectors shall be hard-wired with battery backup. (6) Carbon Monoxide Alarms or Detectors shall be required to be interconnected.

Homes built on and after January 1, 2013 through September 30, 2016: (1) Smoke Alarms shall be installed in accordance with NFPA 72 (2010 Edition). (2) Carbon Monoxide Alarms or Detectors shall be installed in accordance with NFPA 720 (2012 Edition).

Homes built on and after October 1, 2016: (1) Smoke Alarms shall be installed in accordance with § 24.3.4.1.1 and NFPA 72 (2013 Edition). (2) Carbon Monoxide Alarms or Detectors shall be installed in accordance with § 24.3.4.2 and NFPA 720 (2015 Edition).

Notwithstanding the provisions of Rhode Island Fire Code, newly constructed or converted bedrooms or sleeping areas shall comply with the requirements for new construction in place at the time of construction or conversion.

- ***What are the requirements for the building code inspection within the short term rental units?*** The requirements for the building code inspection involves documenting the number of legal bedrooms within the unit and verifying the size of the egress window or door out of the bedroom. The minimum size for a bedroom is 70 square feet for one occupant and 120 square feet for two occupants. Homes must be tied into the Town sewer system or have an approved RIDEM approved septic system for the number of bedrooms. For bedroom window egress, the home must meet the following based on when the home was built.
- Prior to 1977-No requirements.
- Between 1977-2015-Minimum clear opening height of 24”, Minimum clear width of 20”, sill height of 44” and an overall opening of 5.7 square feet (easily removed sashes qualify to meet the overall opening). 5.0 square feet for first floor windows.
- After 2016-Minimum clear opening height of 24”, Minimum clear width of 20”, sill height of 44” and an overall opening of 5.7 square feet (5.0 square feet for first floor windows). Removable sashes are not permitted to be used to meet the clear opening requirement.
- ***What are the parking requirements for short term rentals?*** The parking as noted below shall be completely on the subject property and not on any lawn areas. Minimum of two 10’ x 20’ parking spaces per dwelling. Dwellings with 2-4 bedrooms-one 10’ x 20’ space per bedroom. Dwellings with five bedroom or more-300 square feet of parking per bedroom.

- **Will there be a limit on the number of short term rental permits given out annually?** Yes. For the year beginning in September 2024: 1,100 permits.  
For the year beginning in September 2025: 1,000 permits.  
For the year beginning in September 2026: 900 permits.  
For the year beginning in September 2027: Town Council will determine.
- **Will there be a limit on the number of regular rental certificates (not short term) given out annually?** No.
- **How will short term rental inspections be conducted?** The record owner will be contacted by the third party inspection provider after the application is processed to schedule the inspection. The owner or their representative must be onsite for the inspection.
- **What happens if they don't have required parking?** This permit will be issued based on the number of legal bedrooms and parking on site. If there is not the required parking for the number of bedrooms submitted, the number of bedrooms permitted will be adjusted.
- **What happens if they don't have the required bedroom egress window?** The number of permitted bedrooms will be adjusted to reflect those that comply.
- **Are there exemptions from the type of short term rentals?** Yes, lodging establishments are exempt including hotels, motels, boardinghouses, bed & breakfast, tourist camps and trailer parking sites.
- **If there are two units on the same property, will they both need to be registered?** Yes. If it's a short term rental, each short term rental will need a separate application and permit. If it is a regular rental, only one application is required.
- **Are there any short term rental uses prohibited?** Yes, weddings, banquets, bachelor or bachelorette parties and corporate events are prohibited.
- **What information is required to be posted inside the dwelling?** For both regular and short term rentals, a copy of the rental permit shall be posted in a conspicuous location within the unit so it is readily available for inspection by police, zoning, building, fire or housing officials of the Town. Rules and schedules for trash and recycling storage and pickup, noise, parking, occupancy and water restrictions shall also be posted with the lease.