

THE CITY OF NEWPORT

RESOLUTION

OF THE

COUNCIL

No.

- WHEREAS:** Under 15.16.040 of the municipal zoning code titled Rental Dwelling Units-Registration states” All rental dwelling units which are let, leased, or otherwise occupied, in whole or in part, by a tenant for residential and/or dwelling purposes for a period of nine months or less but for more than thirty (30) days, shall be registered by the record property owner thereof with the city clerk.” For the purposes of this Resolution, such rentals shall be referred to as “Seasonal Rentals.”; AND
- WHEREAS:** Seasonal Rentals can be lucrative, with more and more investors buying properties to use solely as seasonal rentals. This is having a detrimental effect on communities across the country because it reduces the number of permanent residents in neighborhoods; AND
- WHEREAS:** Seasonal Rentals are subject to property taxes; however, hosts often avoid paying taxes on their rental income. This means that local communities miss out on tax revenue that they would have received if those guests had stayed at hotels instead. This reduces a city’s ability to invest in schools, critical infrastructure, first responders, and other services; AND
- WHEREAS:** In neighborhoods that are close to tourist destinations, residents who do not own their homes often face inflated rental prices that force them to move when landlords convert their long-term rentals into Seasonal Rentals and Short-Term Rentals. This treatment of residential homes as investment properties drives up property values making it more difficult for people to buy a home in these areas; AND
- WHEREAS:** The city council has effectively focused on policies directed towards short term rentals that are occupied for less than 30 days, implementing stricter fees, upgrades in software systems, and monetary investments to create a department to regulate and oversee the increase in our transient guest facilities; AND
- WHEREAS:** Limited data is known about rental dwelling units of nine months or less but for more than thirty days; NOW, THEREFORE BE IT

RESOLVED: City administration will provide a report and make recommendations to the council by July 24, 2024 to include seasonal rental data, the cost of managing seasonal rentals from a municipal standpoint, building/fire code inspections results, registration, annual registration updates, enforcement, taxation and fee structure; AND BE IT FURTHER

RESOLVED: The city shall begin using our short-term rental data software and incorporate with seasonal rentals.

ANGELA LIMA
CHARLIE HOLDER
LYNN UNDERWOOD CEGLIE
JEANNE-MARIE NAPOLITANO

IN COUNCIL
READ AND PASSED

LAURA C. SWISTAK, CMC
CITY CLERK