

WHAT ARE THE NEW SHORT-TERM RENTAL REGULATIONS?

EFFECTIVE NOVEMBER 30, 2019

SHORT-TERM RENTAL is defined as the occupancy or use, for a fee, of all or portions of a dwelling unit by anyone other than the owner for a period of fewer than 28 consecutive calendar days.

OWNER-OCCUPIED is defined as a characteristic of a property on which its owner considers it their predominant and principal home and spends a majority of the year occupying the property.

DIFFERENT ALLOWANCES IN DIFFERENT ZONES

IN THE R1, R1A, R2 AND R3 ZONES, owner-occupied dwellings can be used as short-term rentals. This includes allowing owner-occupants in multi-family dwellings to use their spare apartment(s) for short-term rentals.

IN ALL OTHER ZONES where residences are allowed, non-owner occupied dwellings can be used as short-term rentals.

TEMPORARY USE PERMIT REQUIREMENTS

ENTIRE DWELLING UNITS being used as a short-term rental are required to have a temporary use permit, issued by the Dept. of Inspection and Standards. These permits must be renewed annually.

PRIVATE BEDROOM RENTAL where the owner rents out an individual room in their home for a period of time and is residing in the dwelling unit during the term of the rental, do not need to apply for a temporary use permit.

ALL SHORT-TERM RENTALS must have basic safety measures in place, including, visible printed materials with diagrams of all exits and clearly marked fire extinguishers.

NEED MORE INFORMATION?

ZONING INFORMATION for all properties in Providence can be found using the “Where’s My Parcel and What’s My Zone” GIS app here:

<http://pvdgis.maps.arcgis.com/home/index.html>

FREQUENTLY ASKED QUESTIONS about the new Short-Term Rental regulations can be found at: www.providenceri.gov/planning

HOW DO PROVIDENCE'S SHORT-TERM RENTAL RULES AFFECT ME?

What zone is your property in?

You can look up the zoning for any property in Providence here:
<http://pvdgis.maps.arcgis.com/home/index.html>

R-1, R-1A,
R-2, R-3

R-4, R-P, C-1, C-2,
C-3, D-1, W-2,
M-MU, I-1, I-2

Are you an owner-occupant?

A property is considered owner-occupied if its owner considers the property their predominant and principal home and spends a majority of the year occupying the property.

Yes

No

You may not use a non-owner occupied dwelling in a R1, R1A, R2 or R3 zone as a short-term rental.

Are you renting a room or the entire dwelling unit?

Room Share

Entire Dwelling Unit

Short-term rental of portions of dwelling units, where the owner is present and living in the dwelling unit during the entire term of rental, are allowed without restriction.

In an owner-occupied building where an entire dwelling unit is being used as a short-term rental, the owner must annually obtain a temporary use permit from the Department of inspection and Standards.

The owner of a dwelling unit used as a short-term rental must annually obtain a temporary use permit from the Department of Inspection and Standards.