



MIDDLETOWN
Rhode Island

BUILDING/ZONING

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842
(401) 847-5769 | MiddletownRI.com

Greetings,

At the town Council meeting on November 15, 2021, several changes were made to the town code TITLE IX: GENERAL REGULATIONS CHAPTER 98 SHORT-TERM RENTAL LEASES. I have outlined the major changes in this document. The full amended code will be available on the town's website.

§ 98.03 APPLICABILITY.

The provisions of this chapter shall apply to all rental property except (1) hotels and motels; and (2) group homes, community residences and congregate housing.

Boarding and rooming houses were formerly exempt from the short-term rental registration. Boarding and rooming houses must now register and be inspected.

§ 98.04 REGISTRATION AND INSPECTION REQUIRED.

All Dwelling Units which are let, leased, rented, or otherwise occupied, in whole or in part, by a tenant for rental and/or dwelling purposes for a period of thirty-one days or less under a short-term rental lease shall be registered by the record property owner with the registrar before any tenant occupies the premises.

Previously, a short-term rental was considered to be six months or less.

§ 98.06 REGISTRATION TERM.

A short-term registration shall be valid from December 1 to the following December 1, except that an initial registration filed after December 1 shall be valid from the date of registration until the following December 1.

Current short-term registrations expire on April 30, 2022.

When you renew for the 2022 year your registration will be valid from your date of renewal until December 1, 2022. You will be able to file for renewal beginning January 1, 2022.

Thank you and if you have any questions please don't hesitate to contact me directly.

Joe Emanuel
Zoning Enforcement Officer
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