

CITY OF NEWTON

IN CITY COUNCIL

ORDINANCE NO. C-46

May 20, 2024

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEWTON that the Revised Ordinances of Newton, Massachusetts, 2017, as amended, be and are hereby further amended with respect to **Article IX Short Term Rentals of Chapter 20 Miscellaneous Ordinances** as follows:

- I. **DELETE** the words “may be either the owner or the primary leaseholder” where they appear in **Sec. 20-160(b)** and **INSERT** in place thereof the words “must be the record owner”.
- II. **DELETE** the words “property owner and the” where they appear in **Sec. 20-160(b)**.
- III. **INSERT** after the words “state registration number,” where they appear in **Sec. 20-161(f)** the words “the Operator’s Inspectional Services Department issued registration number”.
- IV. **INSERT** after the word “of” where it appears in **Sec. 20-162(b)(2)** the words “ownership and”.
- V. **INSERT** a new first sentence in **Sec. 20-162(g) Proof of Residence**. as follows:

A property owner or indirect property owner must reside in the dwelling unit operated as a Short Term Rental for a minimum of 9 out of 12 months during each calendar year. Indirect ownership includes but is not limited to a beneficiary of a trust holding record title to the property and a majority owner of the voting stock of a corporation or the membership units of a limited liability company holding record title to the property.
- VI. **DELETE Sec. 20-162(h)** in its entirety and replace with a new **Sec. 20-162(h)** as follows:

(h) All Short Term Rentals registered with the Inspectional Services Department under the provisions of this article shall be issued a certificate of registration and registration number.
- VII. **INSERT** after the word “rental” where it appears in **Sec. 20-164(e)** the words “or use”.
- VIII. **INSERT** after the word “advertisements” where it appears in **Sec. 20-164(j)** the word “, postings”.
- IX. **INSERT** after the word “notices” where it appears in **Sec. 20-164(j)** the words “offering use”.
- X. **INSERT** after the word “including” where it appears in **Sec. 20-164(j)** the words “but not limited to”.


- XI. **DELETE** the words "to the Operator" where they appear in **Sec. 20-165(b)**.
- XII. **DELETE** the word "ordinance" where it appears in the first sentence of **Sec. 20-165(c)** and **INSERT** in place thereof the word "article".
- XIII. **DELETE** the words "first registering with the City" where they appear in **Sec. 20-165(e)** and **INSERT** in place thereof the words "a valid and current certificate of registration from the Inspectional Services Department pursuant to this article, and the record owner of the property offered or operated as a Short Term Rental,".
- XIV. **DELETE** the words "per day" where they appear in the first sentence of **Sec. 20-165(e)**.
- XV. **INSERT** after the last sentence of **Sec. 20-165(e)** the following:


Where non-criminal disposition of this section by civil fine has been provided for in sections 17-22 and 17-23 of these revised ordinances, as amended, pursuant to the authority granted by G.L. c. 40, section 21D, said violation may be enforced in the manner provided in such statute. The civil penalty for each such violation is set forth in section 17-23(c).

Approved as to legal form and character:

Alissa O. Giuliani
Alissa O. Giuliani
City Solicitor

Under Suspension of Rules
Readings Waived and Approved
23 yeas 0 nays 1 absent (Councilor Kelley)


(SGD) Carol Moore
City Clerk


(SGD) RUTHANNE FULLER
Mayor
Date: 6/5/2024