

Seminar on short-term residential rentals is set for Newport

Last week's seminar, held in Narragansett, now available on video

PROVIDENCE, R.I. – The Rhode Island Division of Taxation will hold a seminar in Newport next month about taxes on short-term residential rentals. The seminar will be held on Friday, April 1, 2016, from 10:00 a.m. to 12:00 noon at the Community College of Rhode Island's Newport County campus.

The seminar is open to property owners, real estate agents, tax professionals, and others. Division of Taxation representatives will:

- explain how the new taxes work;
- discuss how the new taxes apply;
- explain the registration, filing and payment requirements; and
- answer questions.

Because seating is limited, pre-registration is required. To preregister, please use the following link:
<https://ritax.wufoo.com/forms/welcome-to-the-seminar/>

Legislation enacted on June 30, 2015, expanded the sales and hotel taxes to short-term residential rentals, including the rental of vacation homes and beach cottages. However, the taxes did not apply for those who had entered into a rental contract on or before June 30, 2015 – a special provision which applied only for occupancy in 2015.

As a result, many owners of rental properties, especially summer and vacation rentals, will be subject to the taxes starting this year. The Newport seminar will review the taxes and how they apply – not only for those who were subject to the tax in 2015, but also for those who will be subject to the tax for the first time, in 2016.

Narragansett seminar online

So far, the Division of Taxation has held five seminars throughout the state to provide property owners and others with guidance about the taxes on short-term rentals and to answer their questions.

The most recent such seminar was held at Narragansett Town Hall on February 26. More than 100 property owners, real estate agents, and others attended that seminar, which was organized by the Division of Taxation and the Rhode Island Association of Realtors.

For those who could not attend that seminar, a video of the event is available online, on the Narragansett Town Council channel on YouTube (see screenshot below). To view the video, please use the following link:

<https://www.youtube.com/watch?v=yONpM-O6Rsk>



Susanna Coburn (left), Donald Englert, and Theriza Iafrate of the Rhode Island Division of Taxation at last week's seminar at Narragansett Town Hall.

The documents reviewed at the Narragansett seminar are also online: <http://go.usa.gov/cvScF>