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VACATION RENTAL AND BED AND BREAKFAST (B&B) FACILITIES FREQUENTLY ASKED QUESTIONS

What constitutes a “Vacation Rental” or “Bed and Breakfast” facility?

The City of Newport defines a Vacation Rental (“VRD”) as a dwelling unit containing not more than five (5) guest rooms that is rented for less than 30 consecutive days. A Bed and Breakfast (“B&B”) differs from a vacation rental in that it is an owner-occupied dwelling where meals are provided for a fee on a daily or weekly room rental basis. Like a vacation rental, the rental period for a B&B is less than 30 consecutive days.

Where are Vacation Rentals and Bed and Breakfast facilities permitted?

Effective July 1, 2012, VRDs and B&B’s are permitted in all of the City’s residential zoning districts. They are also permitted within existing dwelling units located in commercially zoned areas.

Are there City standards that must be met to operate a Vacation Rental or Bed and Breakfast?

Yes. A business license endorsement is required. The endorsement contains a set of clear and objective standards that must be met related to such things as the occupancy of the unit, parking, waste management, landscaping, guest registry requirements, property manager contact information, emergency information (for guests), and posting requirements. Owners must obtain a business license and are subject to the City’s transient room tax. The City Building Official or designee will also perform a safety inspection of the structure.

What if a property cannot satisfy all of the business license endorsement standards?

A property owner may submit an application for a conditional use permit to seek relief from one or more of the endorsement standards. A decision on the application is made by the Newport Planning Commission, and the Commission may impose alternative requirements if warranted.

Are business license endorsements required for Vacation Rentals and B&B’s operating prior to July 1, 2012?

Yes. VRD and B&B facilities in existence as of July 1, 2012 have 120 days within which to submit an application for business license endorsement (October 29, 2012). VRDs permitted to operate more than 10 times in a calendar year, and B&B’s, lawfully established prior to this date may rely upon existing approvals or authorizations with respect to overnight occupancy, parking, landscaping, and shared access and are not subject to the endorsement filing fee.

Who does a person contact with concerns about the operation of a Vacation Rental Bed and Breakfast?

The operator is required to have a designated contact. That person is responsible for responding to questions or concerns regarding the operation of the unit. The City will mail out contact information to neighbors within 200’ of a unit when an endorsement is issued. The contact information is on file with the City as well.

How do I get additional information about operating a vacation rental or B&B?

Additional information is available on the City’s website at: <http://newportoregon.gov/dept/pln/default.asp> or can be obtained from Community Development Department staff at 541-574-0629.