City of Revere, Massachusetts

City Hall
281 Broadway
Revere, MA 02151
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Office of the City Council

Paul Argenzio
Ward Four Councillor

To: **The Honorable Members of the Revere City Council**
Paul Capizzi, City Solicitor
Claire Inzerillo, Policy Writer & Analyst
From: **Paul Argenzio, Chairman**
Legislative Affairs Sub-Committee
Re: **Committee Meeting**
Date: **November 17, 2026**

Please be advised that the Legislative Affairs Sub-Committee will hold a meeting on **Monday evening, November 30, 2026 from 5:00PM-6:00PM** in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 for the purpose of discussing the following Council Order(s):

26-162 An Ordinance Establishing a Unified Rental Registry and Inspection Program, and Amending and Restating the Regulation of Short-Term Rentals.

26-173 An Ordinance Further Amending Section 12.04.280 Street Closure Notice of the Revere Revised Ordinances.

26-187 An Ordinance Further Amending the Revised Ordinances of the City of Revere Relative to Tree Preservation.

26-208 An Ordinance Repealing Section 2.12.030 Regular Meetings of the Revere Revised Ordinances.

Rental Registry Ordinance — Proposed Amendments

Amendment 1 — Owner-occupant registration and exemptions

MOVED: That SECTION 1 of the ordinance be amended by inserting, after Section 8.08.030, the following new Section 8.08.035. Owner occupied one and two family homes register and report contact information but pay no fee and receive no routine inspection. Senior owner occupied three family homes pay no fee but remain subject to inspection.

8.08.035 Owner-occupied dwellings; registration required; fee and inspection exemptions.

A. *Definitions.* For the purposes of this section:

1. "Owner occupant" means a natural person who holds record title to a dwelling, alone or with others, or who is a beneficiary of a trust or the holder of a life estate in a dwelling, and who occupies a dwelling unit in that dwelling as his or her primary residence.
2. "Primary residence" means the dwelling unit in which a person resides for at least six (6) months plus one day in each calendar year.
3. "Owner occupied one or two family dwelling" means a building containing not more than two (2) dwelling units, one of which is the primary residence of an owner occupant, together with any accessory dwelling unit located on the same lot, whether attached to or detached from the principal dwelling. An accessory dwelling unit shall not be counted as a dwelling unit in determining whether a building contains not more than two (2) dwelling units.
4. "Senior owner occupant" means an owner-occupant who is sixty-five (65) years of age or older.
5. "Senior owner-occupied three family dwelling" means a building containing three (3) dwelling units, one of which is the primary residence of a senior owner occupant.

B. *Registration and notice required.* The owner of an owner occupied one or two family dwelling in which any rental unit is occupied or offered for occupancy, including an accessory dwelling unit or a room rented to a boarder, shall notify the City that the dwelling is operated as a rental by registering each rental unit on the digital rental ledger in accordance with Sections 8.08.030(A) and 8.08.040. The registration shall state the address of the dwelling; the number and location of the rental units; and the name, address, telephone number, and electronic mail address of the owner and of a designated emergency contact, who may be the owner occupant. Such contact information shall be maintained for internal, non-public use, so that a City department or an emergency first responder department, including without limitation Police, Fire, and emergency medical services, may contact the owner when a need or emergency arises at the rental property. It shall not be displayed on the publicly accessible portal, consistent with Section 8.08.050(B), except as disclosure may be required by the public records law, M.G.L. c. 66. Proof of compliance with the State Sanitary Code by inspection shall not be required as a condition of registration under this subsection; provided, that the owner shall certify at the time of registration, under the penalties of perjury, that the requirements of the State Sanitary Code and the State Building Code are being met. Failure to register shall constitute a violation of this chapter under Section 8.08.090(B).

C. *Exemption from fees and routine inspection.* Notwithstanding any provision of Sections 8.08.030(F)(1), 8.08.060, or 8.08.080(A) to the contrary, and subject to subsections D and F of this section, each rental unit in an owner-occupied one- or two-family dwelling registered under subsection B shall be exempt from: (1) the annual base registration fee; and (2) the cyclical inspection schedule of Sections 8.08.060 and 8.08.080(A), including the assignment of an inspection frequency by tier. Each such rental unit shall remain subject to every other requirement of this chapter.

D. *Inspections required by law not affected.* Nothing in subsection C limits the authority or the duty of the Board of Health, the Inspectional Services Department, or the Fire Department to inspect a dwelling or rental unit:

1. upon the request of a tenant or other occupant;
2. upon a complaint under Section 8.08.080(B);
3. where an inspector has reason to believe that a condition deemed to endanger, or another threat to life safety, exists;
4. where inspection is required by the State Sanitary Code, 105 CMR 410.000, the State Building Code, 780 CMR, the fire code, any other general or special law or regulation, or a housing program, including inspections under Section 8.08.070(B) and (C);
5. upon the request of the owner;
6. to verify the correction of a cited violation; or
7. where the unit is registered or operated as a short-term rental, in which case the fees and inspections of Chapter 8.09 apply in full.

Any violation found on such an inspection shall be subject to orders, fines, and enforcement under this chapter in the same manner as for any other rental unit.

E. *Senior owner occupied three-family dwellings.* Each rental unit in a senior owner occupied three family dwelling shall be registered under this chapter and, subject to subsection F, shall be exempt from the annual base registration fee. Nothing in this subsection exempts the dwelling or any rental unit from inspection. The dwelling shall remain subject to inspection under this chapter, which shall include, at a minimum, the periodic inspection of the common areas and shared building systems required by the State Building Code, 780 CMR, and any inspection required by the State Sanitary Code or other applicable law.

F. *Pattern of neglect; loss of exemption.* The Board of Health may, after written notice to the owner and an opportunity to be heard, revoke an exemption under subsection C or E upon written findings that substantiated violations at the dwelling form a pattern of neglect. The Board shall consider, without limitation, whether within any twenty-four (24) month period three (3) or more substantiated violations were confirmed at the dwelling, or a substantiated condition deemed to endanger was not corrected within the time ordered, and whether a violation was caused by an occupant or arose from an excusable maintenance event under Section 8.08.060(C)(6). Upon revocation, the dwelling shall comply with this chapter in full, including payment of the annual base registration fee beginning with the next registration year and assignment to a tier for cyclical inspection. The owner may petition the Board of Health for restoration of the exemption not earlier than twenty-four (24) months after revocation. A revocation may be appealed under Section 8.08.090(F).

G. *Administration.*

1. An exemption under this section shall be claimed at registration and at each renewal by written attestation of the owner-occupant, signed under the penalties of perjury, together with documentation of ownership, of primary residence by two (2) or more of the documents listed in Section 8.09.040(A)(2), and, for subsection E, of age.
2. The owner shall notify the City within thirty (30) days after the dwelling ceases to qualify, including upon a transfer of ownership or upon the owner-occupant ceasing to occupy the dwelling as a primary residence. The exemption shall end on that date.
3. A false attestation or certification shall constitute a violation of this chapter, and all fees that would otherwise have been due shall be owed.
4. Nothing in this section exempts any dwelling from the State Sanitary Code or limits the family-occupancy provisions of Section 8.08.030(D).

Conforming changes for Amendment 1

Six existing provisions need a matching edit so the new section does not conflict with them.

Provision	Change
Recitals	Add: "WHEREAS, owner occupants of one and two family dwellings live on the premises they rent and present a lower risk of the neglect this ordinance addresses, and the City Council finds that such owners should report their rentals to the registry without payment of a fee or routine inspection; and"
8.08.030(B)	Add: "6. Rental units in owner-occupied dwellings, as provided in Section 8.08.035."
8.08.030(F)(1)(a)	After "in accordance with Sections 8.08.060 and 8.08.080" insert ", except as provided in Section 8.08.035 for a room in an owner-occupied one or two family dwelling"
8.08.060(A)	Add at the end: "No base registration fee shall be due for a rental unit exempt under Section 8.08.035."
8.08.080(A)	Begin the subsection with "Except as provided in Section 8.08.035,"
8.08.110	After "number of registered units," insert "the number of registrations exempt under Section 8.08.035,"

Amendment 2 — Bifurcation into two ordinances

MOVED: That C.O. 26-____ be divided into two separate ordinances, each separately numbered, considered, and voted, as follows:

1. **Ordinance A (Rental Registry).** "An Ordinance Establishing a Unified Rental Registry and Inspection Program," consisting of SECTION 1 (new Chapter 8.08) and so much of SECTIONS 3 through 7 as relates to Chapter 8.08.

2. **Ordinance B (Short-Term Rentals).** "An Ordinance Amending and Restating the Regulation of Short-Term Rentals," consisting of SECTION 2 (restated Chapter 8.09) and so much of SECTIONS 3 through 7 as relates to Chapter 8.09.

And further, that the City Solicitor and City Clerk conform the titles, recitals, section numbers, and cross-references of each ordinance to this division without altering the substance of either, and that each ordinance include the independent-operation clause set out below.

How the current text divides

Current provision	Ordinance A (Registry)	Ordinance B (STR)
Recitals	Sanitary fitness, performance based enforcement, c. 40U, room rentals and Section 17.08.100, digital tools	Chapter 8.09 history, c. 64G § 14, ten percent allowance, parking, zoning districts; c. 40U and cost recovery recitals repeated
SECTION 1 (Chapter 8.08)	All	None
SECTION 2 (Chapter 8.09)	None	All
SECTION 3 (Chapter 1.12 conforming sentence)	Reference to Chapter 8.08	Reference to Chapter 8.09
SECTION 4 (Transition)	Portal, initial registration period, no-fine period, room-rental conformity period, existing certificates of fitness	Existing STR portal continues, Chapter 8.09 applies on the effective date, no grace period, existing STR registrations
SECTION 5 (Codification)	Repeated	Repeated
SECTION 6 (Severability)	Section 8.08.030(F) clause	Section 8.09.030(B) clause
SECTION 7 (Effective date)	With the Chapter 8.08 fee proviso	Upon passage and approval

Independent-operation clause for Ordinance B

"SECTION __. Independent operation. This ordinance shall operate whether or not Chapter 8.08 is repealed and replaced by a unified rental registry ordinance. Unless and until such a Chapter 8.08 takes effect: (1) the terms 'accessory dwelling unit,' 'Board of Health,' 'Inspectional Services Department,' 'owner,' and 'substantiated violation' shall have the meanings set out in Section 8.09.020; (2) the short-term rental registry shall be maintained by the Short Term Rental Office on the City's existing short-term rental portal, and each reference to the digital rental ledger, the online portal, or the owner dashboard shall mean that portal; (3) Section 8.09.040(A)(1) and the base registration fee referenced in

Section 8.09.040(A)(8) shall not apply; (4) the re-inspection fee shall be seventy-five dollars ($75.00) for each inspection visit after the initial follow-up inspection; (5) each reference to Section 8.08.090 shall mean enforcement under M.G.L. c. 40U and Title 1, Chapter 1.12, Article III of these ordinances, with unpaid fines and fees constituting a lien under M.G.L. c. 40, § 58, a citation for an advertising violation issuing only upon verification that the listing is current and attributable to the person cited, and appeal to the Municipal Hearing Officer within twenty-one (21) days of written notice; and (6) each other reference to Chapter 8.08 shall mean Chapter 8.08 as then in effect."

Ordinance B also needs those five definitions copied from Section 8.08.020 into Section 8.09.020.

Independent-operation clause for Ordinance A

"SECTION __. Independent operation. This ordinance shall operate whether or not Chapter 8.09 is amended and restated. Each reference in Chapter 8.08 to Chapter 8.09, or to a section of it, shall mean Chapter 8.09 as in effect from time to time, and where no corresponding section is then in effect, the reference shall have no effect."

Revere Rental Registry & Short-Term Rental Ordinance: One-Page Guide

WHAT CHANGES

- **One registry for every rental.** All long and short-term rentals register on one digital ledger (8.08.030). **Fees: $25/unit/yr** for long-term rentals (capped at $5,000 for owners of 200+ units; new units exempt 5 yrs); **$300/unit/yr** for owner-occupied short-term rentals; **$600/unit/yr** for short-term rentals in eligible larger buildings; **$200/yr guest parking permit** for short-term rental hosts (8.08.060, 8.09.040, 8.09.050).
- **Performance tiers.** No violations (Tier 1) = inspection every 5 yrs; minor violation history (T2) = 3 yrs; chronic/severe violations (T3) = annual. Violations age out after 24 months; tiers run with the property, so LLC transfers don't reset (8.08.060).
- **Order to correct first, fine second.** First non-dangerous violation = written order + deadline, no fine if fixed. $300 for a missed correction deadline escalating to $300 a day for continued non correction. $490 a day for life safety conditions endangering tenants. Sudden, documented equipment failures handled promptly don't count against a landlord (8.08.090, 8.08.060(C)(6)).
- **Qualified Maintenance Program.** Professionally staffed buildings with clean 24-month records skip cyclical inspections (8.08.085).
- **Room rentals are registered and inspected.** The existing zoning limit (max 2 boarders, § 17.08.100) is unchanged. This adds registration, owner consent, inspection, and an advertising rule. **Exempt:** family, friends/household cost-sharing (no rent).
- **STRs restated.** Prior amendments carried forward; every STR violation is $490/day, day one; 3 strikes in 12 mo = 1-yr revocation. **New:** buildings of 10 or more units in designated commercial/transit districts may operate short-term rentals in up to 10% of their units. (8.09).
- **Citywide ad monitoring** cross-checks every listing against the registry (8.08.050(D)). Enforcement via M.G.L. c. 40U: Municipal Hearing Officer appeals (21 days); unpaid fines lien to the tax bill.

COMMON QUESTIONS, ANSWERED

- **"Registration legalizes my unit."** No. It's an inventory and sanitary code inspection tool. It never overrides or legalizes violations of zoning, building-code, or occupancy codes.
- **"The fee is a fine."** No. Registration fees ($25 long-term and registry; $300 or $600 short-term; $200 parking permit) are flat and never increase with tier. Fines exist only for violations, and an owner who corrects problems on time pays no fines at all.
- **"My roommate must register."** No. Family, a friend paying no rent, and ordinary sharing of utilities/costs are exempt. Triggers: fixed rent paid for a room/a room publicly advertised.
- **"An ad = automatic fine."** No. It's a lead. An officer must verify its current, tied to the property, and attributable before citing; presumption is rebuttable (8.08.090(C)).

ILLEGAL APARTMENTS & UNPERMITTED WORK

- **How they surface:** registration cross-checked against assessor/permit records; ads with no registration number; inspectors inside units on the 5/3/1-yr cycle; fire/EMS and complaint data.
- **Life-safety first.** Blocked egress, missing detectors, dangerous wiring = short correction deadlines, $490/day, and Sanitary Code condemnation if unfit, the **only** route by which occupants are displaced (8.08.090(E)).
- **Building Division referral.** Unpermitted construction goes to State Building Code enforcement: stop-work, permits, licensed work. Never paused by any transition period (Sec. 4).
- **The owner's two options:** bring the unit up to code with proper permits and register it, or remove it lawfully. Occupants can only be required to leave through the Housing Court process. Changing the locks, shutting off utilities, or otherwise forcing tenants out without a court order is illegal and expressly prohibited.
- **Occupants are protected, not punished:** full tenant protections, anti-retaliation (c. 186 §18; c. 239 §2A; retaliation counts against the owner's tier), and the annual report must show citations land on operators, not occupants (8.08.110).
- **Registering an illegal unit does not make it legal,** but not registering adds failure-to-register fines on top of any other violations, and advertising monitoring makes unregistered units easy to find.

THE PUBLIC PORTAL: WHAT IS SHOWN ONLINE

- **Shown for any address:** (1) registration status, (2) short-term-rental status, (3) inspection history. The ordinance expressly prohibits displaying anything else (8.08.050(B)).
- **Never shown:** owner contact info, tenant/occupant names, complainant identities, financial or uploaded documents, family attestations. All data safeguarded under c. 93H / 201 CMR 17.00; vendors contractually bound.
- **Important notes:** the public records law (c. 66) still governs formal requests, and ownership is already public via the Assessor; the portal just doesn't republish it.
- **Why it exists:** tenants can check a unit's record before signing; well-maintained properties get a public track record.

TIMING

- No registration/advertising fines for long term rentals until the initial registration period closes (portal certified + 90 days' notice). Short-term rental enforcement continues as normal. Pre-existing room arrangements: **180 days** to conform. Sanitary Code, Building Code, and lodging-house enforcement never pause (Sec. 4).

City of Revere
Fire Department

Patrick M. Keefe Jr.
Mayor

James E. Cullen • Chief of Department
400 Broadway, Revere, MA 02151
Office: 781-286-8365 Fax: 781-286-8375

October 15, 2026

To: The Honorable Revere City Council

Re: Letter of Support

Dear Revere City Council President and members of the Revere City Council,

I am writing to express my strong support for the proposed ordinance change to establish a Unified Rental Registry and Inspection Program in the City of Revere. Implementing this program is a vital step forward for our community. By allowing the Fire Department and City Inspectional Services to actively monitor rental properties and rooming houses, the city can ensure proactive oversight rather than reactive enforcement. This ordinance introduces crucial safety and health protections for our local renters, ensuring that all housing units meet modern code standards. Furthermore, this registry is necessary for first responder safety. When our Firefighters and Police Officers are dispatched to a scene, having access to accurate, up-to-date information regarding these types of occupancies can prevent tragedies and save lives during an emergency. I urge the City Council to vote in favor of this progressive ordinance to protect both our residents and our first responders who serve them.

Sincerely,

James E. Cullen

James E. Cullen
Chief
City of Revere Fire Department

Public Hearing
City of Revere, MA

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, October 26, 2026 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE ESTABLISHING A UNIFIED RENTAL REGISTRY AND INSPECTION PROGRAM AND AMENDING AND RESTATING THE REGULATION OF SHORT-TERM RENTALS

Amending Title 8 (Health and Safety) of the Revised Ordinances of the City of Revere by repealing and replacing Chapter 8.08 (Sanitary Fitness of Rental Units) and Chapter 8.09 (Short-Term Rentals)

WHEREAS, the City of Revere currently regulates the sanitary fitness of rental units under Chapter 8.08 of the Revised Ordinances through a certificate of fitness program that operates primarily on a complaint-driven and vacancy-turnover basis; and

WHEREAS, the City of Revere separately regulates short-term rentals under Chapter 8.09 of the Revised Ordinances through the Short Term Rental Office; and

WHEREAS, a performance-based enforcement model concentrates municipal inspection resources on high-risk and chronically non-compliant properties while ensuring that responsible owners pay only a low, flat registration fee; and

WHEREAS, Massachusetts General Laws Chapter 40U, accepted by the City of Revere, provides an efficient administrative mechanism for the enforcement of housing, sanitary, and municipal code violations, including fines and the imposition of municipal charges and liens; and

WHEREAS, the regulation of short-term rentals, including the manner, duration, location, and number of such rentals, is expressly authorized as an exercise of municipal authority by M.G.L. c. 64G, § 14, independent of and in addition to the City's zoning authority under M.G.L. c. 40A; and

WHEREAS, all fees established by this ordinance are calculated to recover the reasonable costs of administering and enforcing the programs established herein, including registration processing, inspections, fire prevention review, parking enforcement, and digital monitoring, and are not intended to raise general revenue; and

WHEREAS, the City Council has previously amended Chapter 8.09 to, among other things, limit the number of short-term rental licenses granted to a dwelling, prohibit accessory dwelling units from being offered as short-term rentals, require proof of owner occupancy upon registration, and strengthen enforcement through per-day fines, cease-and-desist orders, and injunctive relief, and this ordinance carries forward and integrates those amendments into the restated Chapter 8.09; and

WHEREAS, the unregulated rental of individual bedrooms is associated with overcrowding, unsanitary conditions, and elevated fire and life-safety risks, including the unlawful conversion of dwellings into de facto rooming houses, as documented by housing and fire officials in the City and in neighboring municipalities, and the City Council finds that permitting the rental of rooms

only to boarders, as provided in Section 17.08.100 of the zoning ordinances (limited to two (2) boarders in a dwelling unit, registered by the owner on the rental registry, hosted by a tenant household only with the written consent of the owner, and subject to inspection) while prohibiting unregistered, unconsented, and excess room rentals, and while exempting family living arrangements, household cost-sharing, whole-unit tenancies, and duly licensed lodging houses, is necessary to protect the health, safety, and welfare of occupants and neighborhoods; and

WHEREAS, Title 17 (Zoning) of the Revised Ordinances limits the occupancy of a dwelling unit to a single family maintaining a common household and, by Section 17.08.100, permits up to two (2) persons to rent a room as boarders in a legal dwelling unit without private cooking or sanitation facilities; and the City Council finds that the room-rental provisions of Section 8.08.030(F) of this ordinance enforce, and do not amend, expand, or supersede, those existing zoning provisions, and are adopted as an exercise of the City's general police powers in aid of the enforcement thereof; and

WHEREAS, M.G.L. c. 64G, § 14 expressly authorizes municipalities to regulate the location and number of short-term rental operators, and the City Council finds that limiting short-term rental operation in non-owner-occupied buildings to ten percent (10%) of units in buildings of ten (10) or more units, within districts characterized by commercial activity, transit access, larger multifamily building stock, and off-street parking, appropriately channels transient-lodging demand away from residential neighborhoods and preserves at least ninety percent (90%) of the units in any eligible building for long-term housing; and

WHEREAS, overnight on-street parking in the City of Revere is prohibited except pursuant to resident parking permits issued under Title 10 of the Revised Ordinances, for which short-term rental guests are not eligible, and the short-term rental parking permit established by this ordinance confers upon such guests an overnight on-street parking privilege not otherwise available to them, at a fee calculated to recover the costs of administering and enforcing that privilege; and

WHEREAS, the City Council has determined that short-term rental use in the districts identified in Section 8.09.030(B) is permissible under the existing provisions of Title 17 (Zoning) of these ordinances, and adopts this ordinance under the City's general police powers and M.G.L. c. 64G, § 14; and

WHEREAS, the use of modern digital tools, including an online registry portal, a public searchable database, and city-wide digital monitoring of rental advertising, will create an accurate, real-time inventory of all rental activity within the City;

Be it ordained by the City of Revere, MA as follows:

SECTION 1. Repeal and replacement of Chapter 8.08. Chapter 8.08 of the Revised Ordinances of the City of Revere, entitled "Sanitary Fitness of Rental Units," is hereby repealed in its entirety and replaced with a new Chapter 8.08, entitled "Unified Rental Registry, Inspection, and Certificate of Fitness Program," to read as follows:

Chapter 8.08: Unified Rental Registry, Inspection, and Certificate of Fitness Program

8.08.010 Purpose and authority.

A. The purpose of this chapter is to protect the public health, safety, and welfare of the occupants of rental housing and the residents of the City of Revere by establishing a unified rental registry of all rental units within the City; transitioning the City from a reactive, complaint-only enforcement model to a proactive, data-driven, performance-based enforcement model; and maintaining an accurate, real-time inventory of all long-term and short-term rental activity within the City.

B. This chapter is adopted pursuant to the general police powers of the City, the Home Rule Amendment to the Massachusetts Constitution, M.G.L. c. 111, §§ 31 and 127A et seq., M.G.L. c. 40U, and the State Sanitary Code, 105 CMR 410.000 (Minimum Standards of Fitness for Human Habitation), as the same may be amended from time to time.

C. This chapter shall be administered jointly by the Board of Health, the Inspectional Services Department, and, with respect to short-term rentals, the Short Term Rental Office, each acting within its respective jurisdiction.

8.08.020 Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section, except where the context clearly indicates a different meaning:

"Accessory dwelling unit" or "ADU" means a self-contained housing unit as defined in M.G.L. c. 40A, § 1A and, to the extent consistent therewith, Chapter 17.25 of these ordinances.

"Board of Health" means the Board of Health of the City of Revere or its authorized agents, including housing inspectors.

"Boarder" means one of not more than two (2) persons renting a room in a legal dwelling unit without private cooking or sanitation facilities, as provided in Section 17.08.100 of these ordinances.

"Certificate of fitness" means the certification issued by the Board of Health or its agents that a dwelling unit meets the standards set forth in the State Sanitary Code, 105 CMR 410.000, Minimum Standards of Fitness for Human Habitation.

"Condition deemed to endanger" means a condition enumerated in 105 CMR 410.630(A), or otherwise determined by the inspector pursuant to 105 CMR 410.630(B) to be a condition which may endanger or materially impair the health, safety, or well-being of an occupant, as the State Sanitary Code may be amended or renumbered from time to time.

"Digital rental ledger" means the electronic database and online portal maintained by the City pursuant to Section 8.08.050, constituting the official registry of all rental units in the City.

"Family member" means a person related to the owner or, where the context concerns another occupant, to that occupant, by blood, marriage, adoption, or legal guardianship, including without limitation a spouse or domestic partner, parent, child, sibling, grandparent, grandchild, aunt, uncle,

niece, nephew, or first cousin, together with corresponding step-relations and relations by marriage (in-laws), consistent with the scope of the definition of family in Title 17 (Zoning) of these ordinances.

"Inspectional Services Department" or "ISD" means the Inspectional Services Department of the City of Revere, including the Building Department and its authorized inspectors.

"Owner" means every person, entity, trust, or partnership who alone or jointly with others has legal or equitable title to any dwelling or rental unit, or who has charge, care, or control of any dwelling or rental unit as agent, executor, administrator, trustee, or guardian. For the purposes of the fee cap and unit-aggregation provisions of Section 8.08.060(E), and for the purposes of Section 8.08.060(H), entities under common ownership or control (including affiliated limited liability companies, corporations, trusts, and partnerships, and entities sharing common principals, managers, or beneficial owners) shall be treated as a single owner.

"Rental unit" means any dwelling unit, apartment, tenement, room, accessory dwelling unit, or other residential premises occupied or offered for occupancy in exchange for rent or other consideration, whether on a long-term or short-term basis, other than units in a licensed hotel or motel.

"Short-term rental" or "STR" means a short-term rental as defined in Section 8.09.020, regulated under Chapter 8.09 of these ordinances.

"Short Term Rental Office" means the office designated by the Mayor pursuant to Chapter 8.09 to implement, oversee, and enforce the regulation of short-term rentals.

"Substantiated violation" means a violation of the State Sanitary Code, the State Building Code, these ordinances, or other applicable law that has been confirmed by inspection or investigation by the Board of Health, the Inspectional Services Department, the Short Term Rental Office, the Fire Department, or the Police Department, and reduced to a written notice, order, or citation. A violation shall not be counted as a substantiated violation for purposes of tier classification under Section 8.08.060, eligibility, probation, or revocation under Section 8.08.085, revocation or good standing under Chapter 8.09, or the escalation provisions of Section 8.08.090(A)(3) and (4), unless and until it has become final, meaning that the period for appeal under Section 8.08.090(F) has expired without a timely appeal or the violation has been upheld on appeal; a violation annulled on appeal shall be expunged from all such calculations. Upon becoming final, a violation shall be counted as of the date of its original citation for purposes of all lookback periods, escalation determinations, and classifications under this chapter. Notwithstanding the foregoing, an uncorrected condition deemed to endanger may be counted and acted upon immediately upon citation, pending any appeal, consistent with Section 8.08.090(F).

8.08.030 Rental registration required; exemptions.

A. *Annual registration required.* Every rental unit within the City of Revere shall be registered annually with the City on the digital rental ledger. Registration shall include, at a minimum: the address and description of the property and each rental unit; the name, address, telephone number, and electronic mail address of the owner and of a designated emergency contact available twenty-four (24) hours per day; proof of compliance with the State Sanitary Code as required by this chapter; and such further information as the Board of Health or the Inspectional Services Department may reasonably require.

B. *Units subject to registration.* Registration is required for each of the following:

1. Non-owner-occupied residential rental units;

2. Rooms within dwelling units rented to boarders, as permitted by and subject to subsection F of this section;

3. Accessory dwelling units (ADUs);

4. Short-term rental units (STRs), which shall additionally comply with Chapter 8.09;

5. Apartment buildings and complexes, on a per-unit basis.

C. *Exemptions.* The following are exempt from registration under this chapter: (1) public housing owned or operated by the Revere Housing Authority or other governmental entity; (2) state-licensed shelters and group residences licensed or operated by the Commonwealth; and (3) rooms within lodging houses, rooming houses, and boardinghouses duly licensed under M.G.L. c. 140 and applicable ordinances, which remain subject to the licensing, inspection, and sanitary requirements applicable thereto.

D. *Family occupancy; report exempt; no fee or inspection.* The occupancy of a bedroom, an accessory dwelling unit, or a residential unit (such as one (1) unit of a two-family, three-family, or multifamily dwelling) of the owner's property exclusively by family members of the owner, whether or not consideration is paid, is not a commercial rental and shall be exempt from reporting and registration on the digital ledger, registration fees, tier classification, and the cyclical inspection schedule of this chapter. A property flagged as a potential rental through any means of investigation can be claimed as exempt by the owner due to family occupancy. A claim of this status shall be supported by a written attestation, signed by the owner under the penalties of perjury, identifying the family relationship, with supporting documentation to be provided upon request of the Board of Health or the Inspectional Services Department; a false attestation shall constitute a violation of this chapter. This status shall be revoked, and the unit shall thereafter be registered and subject to all standard fees, inspections, and fines under this chapter, upon a finding that the occupancy is not exclusively by family members, or upon a substantiated violation of the terms of this subsection, including a false attestation. Nothing in this subsection exempts any dwelling from the State Sanitary Code or from the investigation of complaints under Section 8.08.080(B).

E. *New unit fee exemption.* In recognition of the rigorous permitting and inspection process attendant to the creation of new residential units, any rental unit for which a certificate of occupancy has been issued by the Building Department in connection with the creation of a new residential unit, including a newly constructed building, a newly constructed unit within an existing building, or a change of use or conversion that creates one or more additional residential units (such as the conversion of a single-family dwelling to a two-family dwelling or the addition of an accessory dwelling unit), shall be required to register but shall be exempt from the payment of registration fees for the first five (5) years following issuance of such certificate of occupancy. This exemption does not apply to certificates of occupancy issued in connection with the renovation, alteration, or repair of existing units where no new residential unit is created. Such units remain subject to all other provisions of this chapter, including inspection and enforcement, from the first day of operation.

F. *Rental of rooms to boarders; family and household arrangements; advertising.*

1. *Boarder rentals permitted; registration and inspection required.* The rental of an individual room within a dwelling unit is permitted only as a boarder arrangement consistent with Section 17.08.100 of these ordinances and this subsection. Rooms within a dwelling unit may be rented to not more than two (2) boarders, provided that: (a) each room so rented is registered on the digital rental ledger by the owner of the dwelling unit as a rental unit under this chapter, is subject to the base registration fee of Section 8.08.060, and is subject to inspection and tier classification in accordance with Sections 8.08.060 and 8.08.080; (b) where the dwelling unit is occupied by a tenant household rather than by the owner, a boarder may be hosted only with the written consent of the owner, executed by the owner and filed with the registration; (c) no room so rented contains private cooking or sanitation facilities; (d) each such rental is for a period exceeding thirty-one (31) consecutive days, the short-term rental of individual rooms remaining prohibited under Section 8.09.030(D); and (e) the dwelling unit otherwise complies with the State Sanitary Code and all applicable occupancy limits.

2. *Prohibited room rentals.* The rental of a room to a boarder in a dwelling unit for which no registration under paragraph 1 of this subsection is in effect is prohibited. The letting of rooms for separate rents by a tenant or master tenant without the registration and owner consent required by paragraph 1 is prohibited. The rental of rooms within a dwelling unit to more than two (2) boarders is prohibited, and nothing in this chapter authorizes the operation of a lodging house, rooming house, or boardinghouse except as duly licensed under M.G.L. c. 140 and applicable ordinances. Whether an arrangement constitutes a permitted boarder rental or a prohibited room rental shall be determined by its substance rather than the label affixed to it. Nothing in this subsection applies to duly licensed lodging houses, to group residences, congregate housing, or supportive housing operated in accordance with applicable law, or to housing arrangements for persons with disabilities protected under state or federal law, including reasonable accommodations required thereunder.

3. *Family and household arrangements; not a rental.* The occupancy of a dwelling or any portion thereof by family members of the owner who mutually share the costs of the home, do not constitute a rental or boarder arrangement for the purposes of this chapter and are exempt from registering on the digital ledger, registration fees, tier classification, and cyclical inspection. Upon inquiry by the City in connection with enforcement of this subsection, a person claiming the benefit of this paragraph shall provide a written attestation, signed under the penalties of perjury, describing the family or household relationship, with supporting documentation to be provided upon request; a false attestation shall constitute a violation of this chapter.

4. *Whole-unit tenancies.* Nothing in this subsection prohibits the rental of an entire dwelling unit to two or more persons, whether or not related, under a single tenancy, nor the ordinary sharing of housing costs among the members of such a tenancy or household.

5. *Advertising.* No person shall advertise, list, offer, or market for rent, in any medium, an individual room or any portion of a dwelling unit less than the whole, unless the room is registered as a boarder rental under paragraph 1 of this subsection and the advertisement conspicuously displays the registration number issued for the room. An arrangement that is advertised, listed, or offered to the general public for consideration shall not qualify as a family or household arrangement under paragraph 3 of this subsection or subsection D of this section. This paragraph does not prohibit an advertisement seeking a co-tenant or household member to join an existing

tenancy or household on a cost-sharing basis consistent with paragraphs 3 and 4, provided the advertisement does not offer an individual room for separate rent.

6. *Enforcement; presumption.* Violations of this subsection, including advertising violations identified through the digital monitoring described in Section 8.08.050(D), shall be enforced pursuant to Section 8.08.090. An advertisement, listing, or offering of an individual room or partial dwelling unit that does not display a valid registration number shall constitute prima facie evidence of a violation of this subsection, which presumption may be rebutted by evidence that the listing was stale, unauthorized, erroneous, or not attributable to the person cited; each such advertisement, and each room rented in violation of this subsection, shall constitute a separate violation. Nothing in this subsection authorizes the removal of any occupant except by lawful process, and no violation of this subsection shall be construed to authorize self-help eviction.

7. *Owner safe harbor.* An owner shall not be liable, and no fine shall be imposed upon the owner nor lien upon the property, under this subsection for a room rental undertaken by a tenant without the owner's knowledge or consent, provided that, within fourteen (14) days of written notice from the City, the owner initiates and thereafter diligently pursues corrective action, which may include the service of a notice to quit, the pursuit of injunctive or summary process relief, or other lawful measures to terminate the prohibited arrangement. The safe harbor of this paragraph shall not apply where the owner had actual or constructive knowledge of the arrangement, accepted rent or other consideration attributable to it, or failed to pursue corrective action diligently.

8. *Relationship to zoning.* This subsection (i) enforces the occupancy limitations of Title 17 (Zoning) of these ordinances, including the boarder provisions of Section 17.08.100, and (ii) separately imposes registration, consent, and operational conditions upon the letting of rooms, as an exercise of the City's general police powers. Nothing in this subsection shall be construed to amend, expand, or supersede Title 17, and nothing in this subsection authorizes any use or occupancy of a dwelling unit not otherwise permitted under Title 17. The registration, consent, inspection, and advertising requirements of this subsection are independently supported by the City's general police powers and by M.G.L. c. 111, and shall be enforceable without regard to the availability, limitation, or timeliness of any zoning enforcement remedy, including any limitation under M.G.L. c. 40A, § 7.

8.08.040 Registration procedure; annual cycle.

A. *Split enforcement cycle.* The City shall administer this chapter on a split annual cycle: (1) from January 1 through June 30 of each year, the City shall focus on new registrations, renewals, and short-term rental licensing; and (2) from July 1 through December 31 of each year, the City shall focus on cyclical inspections and enforcement.

B. *Deadline.* All registrations and renewals shall be completed no later than June 30 of each year. Failure to register or renew by the deadline shall constitute a violation of this chapter and shall subject the owner to administrative fines pursuant to Section 8.08.090.

C. *Initial registration; new rental units.* Notwithstanding subsection A, a rental unit first offered for rent at any point in the calendar year shall be registered before the unit is offered, advertised, or occupied for rent. Following initial registration, the unit shall renew on the standard annual cycle established in this section, with the first renewal due by the June 30 next following initial registration.

D. *Change in ownership or contact information.* An owner shall update the registration within thirty (30) days of any transfer of ownership or change in the emergency contact or agent information on file.

8.08.050 Digital rental ledger; online portal; digital monitoring.

A. *Digital rental ledger.* The City shall establish and maintain an electronic rental registry database and online portal, which shall constitute the official record of all registered rental units in the City.

B. *Public search.* The portal shall provide a publicly accessible search function permitting any person, including tenants and prospective tenants, to search by address to verify a rental unit's registration status, short-term rental status, and inspection history, which shall be matters of public record. Inspection history shall be displayed on the publicly accessible portion of the portal without differentiation as to whether an inspection was cyclical, program-required, or complaint-initiated, and the existence, source, or provenance of any complaint shall be maintained internally and shall not be displayed, except as disclosure may be required by law. The publicly accessible portion of the portal shall display only such registration status, short-term rental status, and inspection history, and shall not display or disclose any other record or information, including without limitation the personal information of tenants, occupants, or complainants, the identity of any complainant, owner financial information, or documents uploaded to the owner dashboard, except as otherwise required by the public records law, M.G.L. c. 66.

C. *Owner dashboard.* The portal shall provide registered owners a secure dashboard for registration and renewal, the upload of required documentation (including proof of insurance and proof of residency where applicable), the scheduling of inspections, and the payment of fees. Personal information collected through the portal, including identification and license documentation, shall be maintained and safeguarded in accordance with M.G.L. c. 93H and 201 CMR 17.00, and any vendor engaged to operate or support the portal or the digital monitoring described in subsection D shall be contractually bound to the same standards.

D. *City-wide digital monitoring.* The City may procure and utilize digital monitoring tools and services to monitor publicly available online advertisements and listings of rental units, both short-term and long-term, throughout the City. Any rental unit advertised or listed without a valid registration number issued under this chapter or under Chapter 8.09, and any advertisement or listing prohibited by Section 8.08.030(F) or Section 8.09.030(D), may be flagged for investigation and, upon the verification required by Section 8.08.090(C), issuance of a violation notice pursuant to Section 8.08.090.

8.08.060 Registration fees; performance-based enforcement tiers.

A. *Flat base fee.* The annual base registration fee shall be twenty-five dollars ($25.00) per rental unit, regardless of enforcement tier. The City adopts a violation-dependent fine structure in lieu of variable base fees, so that compliant owners pay a low flat rate while chronically non-compliant owners bear the cost of the increased oversight their properties require.

B. *Performance-based tiers.* Each registered rental unit, and each residential building containing registered rental units, shall be assigned a status tier by the Board of Health, in consultation with

the Inspectional Services Department, in accordance with the criteria of subsection C and the procedures of subsection D, as follows:

Status Category	Annual Base Registration Fee	Inspection Frequency	Enforcement Level
Tier 1 (Compliant)	$25.00 per unit (flat)	Once every five (5) years	Standard enforcement; uniform fine schedule of Section 8.08.090(A); $75.00 re-inspection fee per additional visit
Tier 2 (Minor Violations)	$25.00 per unit (flat)	Once every three (3) years	Written order and cure period for a first violation; thereafter fines under Section 8.08.090(A); $75.00 re-inspection fee per additional visit
Tier 3 (Chronic / Severe)	$25.00 per unit (flat)	Annually	Fines under the uniform schedule of Section 8.08.090(A), up to $490.00 per violation per day (M.G.L. c. 40U); $75.00 re-inspection fee per additional visit

C. *Tier criteria.* Tier assignments shall be made according to the following uniform criteria, applied to the violation history of the unit and its building:

1. *Tier 3 (Chronic / Severe).* A rental unit shall be assigned to Tier 3 if, within the preceding twenty-four (24) months: (a) a substantiated condition deemed to endanger, as enumerated in 105 CMR 410.630(A) (including, without limitation, failure to provide hot and cold water for twenty-four (24) hours or longer, failure to provide required heat, the shutoff of or failure to restore electricity, gas, or water, the absence of required smoke detectors or carbon monoxide alarms, structural defects exposing occupants to danger, or the obstruction of egress) was not corrected within the timeframe ordered pursuant to 105 CMR 410.640 or the applicable order; (b) any substantiated violation of any kind was not remedied within the time ordered, it being noted that pursuant to 105 CMR 410.630(A) any violation not remedied within the time ordered by the Board of Health is deemed a condition which may endanger or materially impair health or safety; (c) two (2) or more substantiated conditions deemed to endanger were confirmed, whether or not timely corrected; (d) three (3) or more substantiated violations countable under paragraph 4 of this subsection were confirmed; or (e) substantiated violations of the same or a similar nature were confirmed across multiple units of the same property, evidencing a property-wide pattern.

2. *Tier 2 (Minor Violations).* A rental unit shall be assigned to Tier 2 if, within the preceding twenty-four (24) months, one (1) or two (2) substantiated violations were confirmed, each of which was corrected within the timeframe ordered, and no more than one (1) of which constituted a condition deemed to endanger.

3. *Tier 1 (Compliant).* A rental unit with no substantiated violation within the preceding twenty-four (24) months shall be assigned to Tier 1.

4. *Materiality.* Only material violations shall be considered in determining Tier 3 status. A violation is material if it poses a threat to health, safety, or habitability. A violation that is not material, including a registration, administrative, or paperwork violation, shall not be counted toward Tier 3 classification unless it remains uncorrected beyond the prescribed compliance period without good cause shown by the owner, or forms part of a repeated pattern of noncompliance, in either of which cases it shall be counted. The burden of demonstrating good cause for an uncorrected violation shall rest with the owner.

5. *Building-level classification.* Tier classification shall be applied at both the unit and the building level, as follows: (a) a substantiated violation arising from or affecting a common area or a shared building system or element, including without limitation heating, hot water, electrical, gas, water, or sewage systems, the building envelope or structure, means of egress, or a pest infestation affecting multiple units, shall be attributed to the building and shall be counted in the tier classification of the building and of every rental unit within it; (b) a building shall be assigned to Tier 3 if, within the preceding twenty-four (24) months, three (3) or more rental units, or five percent (5%) of the rental units in the building, whichever is greater, have individually qualified for Tier 3, or upon a property-wide pattern described in paragraph 1(e) of this subsection; (c) a building shall be assigned to Tier 2 if, within the preceding twenty-four (24) months, three (3) or more rental units, or five percent (5%) of the rental units in the building, whichever is greater, have individually qualified for Tier 2 or a more severe tier and the building does not qualify for Tier 3; (d) each rental unit within a building shall carry a tier no less severe than the tier of the building, and where the unit and the building qualify for different tiers, the more severe shall govern for all purposes of this chapter; (e) wherever this chapter or Chapter 8.09 refers to the tier of a property, the property shall be deemed to hold the most severe tier then assigned to the building or to any rental unit within it; and (f) for a building assigned to Tier 2 or Tier 3, the Board of Health may satisfy the applicable inspection frequency for the building through the inspection of all common areas and shared building systems together with a representative sample of rental units established by regulation; provided, that any unit with a substantiated violation within the preceding twenty-four (24) months shall be included in each such inspection, and that every rental unit in the building shall be inspected not less than once within any five (5) year period; and (g) in a building organized as a condominium or housing cooperative, the building-level rules of this paragraph shall be applied separately to the rental units held under common ownership or control, a violation of a common area or shared system or element shall be attributed to the party responsible for its maintenance under the governing documents and to the rental units held by that party, and no rental unit shall be classified on the basis of violations attributable solely to units held by unrelated owners.

6. *Excusable maintenance events.* A substantiated violation shall not be counted for purposes of tier classification under this section, eligibility, probation, or revocation under Section 8.08.085, or the escalation provisions of Section 8.08.090(A)(3) and (4), where the Board of Health finds

that: (a) the condition arose from the sudden and unforeseeable failure of a building system or component, from severe weather, fire, flood, or utility interruption not attributable to the owner, or from another cause outside the owner's control, and not from deferred maintenance, neglect, or the owner's failure to exercise reasonable care; (b) the owner reported or responded to the condition promptly upon actual or constructive notice; (c) the condition was corrected, or interim protective measures (including temporary heat, hot water, or equivalent protections) were provided, within the timeframe ordered or, where no order issued, within a reasonable time; and (d) the owner produces, upon request, records of the regular maintenance or servicing of the affected system where such maintenance is customary. The burden of establishing an excusable maintenance event rests with the owner. An excusable maintenance event does not excuse compliance with any order, does not suspend or reduce fines for failure to correct, and shall be noted in the internal inspection record.

D. *Tier assignment; notice; appeal.* The Board of Health shall provide the owner with written notice of any assignment or reassignment of a unit or building to Tier 2 or Tier 3, identifying each substantiated violation relied upon. The owner may appeal the assignment or reassignment to the Municipal Hearing Officer within twenty-one (21) days of the notice, and the assignment shall be stayed pending the decision on a timely appeal, except that an assignment based in whole or in part upon an uncorrected condition deemed to endanger, or upon another documented threat to life safety, shall take effect immediately, pending decision. The Board of Health shall review tier assignments not less than annually. Restoration to a lower tier is governed by subsection G.

E. *Large building cap.* Total annual registration fees for any residential building or complex containing two hundred (200) or more rental units shall not exceed five thousand dollars ($5,000.00). For an owner of more than one property whose combined rental units within the City total two hundred (200) or more, aggregate annual registration fees for all such units shall not exceed five thousand dollars ($5,000.00). This cap reflects the reduced per-unit administrative cost of registering units held under consolidated ownership and professional management (including consolidated registration submissions, unified emergency and management contacts, and building-level inspection efficiencies) and further reflects that professionally managed portfolios of this scale are those most likely to hold, and to be capable of maintaining, the Qualified Maintenance Property designation under Section 8.08.085, under which the City's cyclical inspection costs for such units are substantially reduced or eliminated; the cap is accordingly calculated to keep aggregate registration fees commensurate with the City's actual costs of administration.

F. *Re-inspection fee.* A re-inspection fee of seventy-five dollars ($75.00) shall be assessed for each inspection visit required after the initial follow-up inspection to confirm the correction of cited violations.

G. *Tier review.* Tier assignments shall be reviewed not less than annually and upon each renewal. A unit or building shall be reassigned to the tier for which it then qualifies under the criteria of subsection C, applied to the preceding twenty-four (24) months, as violations age out of that lookback period; accordingly, a unit or building with no substantiated violation within the preceding twenty-four (24) months shall be restored to Tier 1. The Board of Health may restore a unit or building to a less severe tier earlier upon written determination.

H. *Status runs with the property.* Tier status, violation history, and any designation, revocation, or period of ineligibility under Section 8.08.085 attach to the property and are unaffected by any transfer of ownership, including transfers to or between entities under common ownership or

control. A transfer of ownership shall not reset, discharge, or diminish a property's violation history or tier assignment. Notwithstanding the foregoing, upon a bona fide arm's-length transfer to a purchaser having no common ownership, control, principals, managers, or beneficial owners with the transferor, the new owner may request an administrative review of the property's tier classification and eligibility under Section 8.08.085. The Board of Health shall cause an inspection of the property to be conducted within a reasonable time of the request and may provisionally adjust the property's tier classification based upon current conditions, demonstrated compliance efforts, and the absence of ongoing violations, subject to confirmation at the next inspection cycle. The burden of demonstrating the arm's-length character of the transfer shall rest with the requesting owner.

8.08.070 Certificate of fitness; program-required and owner-requested inspections.

A. *Relationship to registry.* The unified rental registry operates in tandem with, and does not replace, certificate of fitness inspections mandated for particular units or programs.

B. *Program-required inspections.* A certificate of fitness inspection, at a fee of seventy-five dollars ($75.00) per unit, shall continue to be required for any rental unit participating in a housing program that requires an inspection prior to occupancy as a condition of participation or subsidy eligibility, including without limitation the Section 8 / Housing Choice Voucher Program and any comparable federal, state, or local program. Properties participating in such programs shall also register on the unified registry, but program-required inspections remain a distinct requirement of the applicable program.

C. *New construction.* A certificate of fitness shall be required for each new-construction dwelling unit as a condition of the issuance of a certificate of occupancy by the Building Department.

D. *Standards; posting.* Certificates of fitness shall certify compliance with the State Sanitary Code, 105 CMR 410.000, Minimum Standards of Fitness for Human Habitation. Upon issuance, the certificate shall be posted in a conspicuous place in a common area of the building or a copy provided to the occupant of the unit.

E. *Owner-requested turnover inspections.* Upon the request of any owner, the Board of Health or its agents shall conduct a certificate of fitness inspection of a rental unit upon vacancy or turnover, at the same fee of seventy-five dollars ($75.00) per unit. The fee established by this section is a uniform, service-based charge for an individually scheduled inspection and applies equally to program-required inspections under subsection B and owner-requested inspections under this subsection, without regard to the program participation, subsidy status, or source of income of any occupant or prospective occupant.

8.08.080 Inspections; tenant complaints.

A. *Cyclical inspections.* The Board of Health and the Inspectional Services Department shall conduct cyclical inspections of registered rental units in accordance with the tier frequencies established in Section 8.08.060, principally during the second half of each calendar year.

B. *Tenant complaints.* Every complaint concerning a rental unit submitted to the City by a tenant or occupant, whether through the 311 system, by telephone, in writing, by electronic mail, or otherwise, shall be investigated by a housing inspector. If a substantiated violation is found upon inspection, fines may be issued pursuant to M.G.L. c. 40U and Section 8.08.090, and the tier status

of the property on the rental registry may be adjusted accordingly. Retaliation by an owner against any tenant for making a complaint to the City or otherwise exercising rights under this chapter is prohibited under M.G.L. c. 186, § 18 and M.G.L. c. 239, § 2A. The City may refer suspected violations of anti-retaliation laws to the appropriate enforcement agencies or courts, and may consider substantiated evidence of retaliation in determining tier classification and enforcement actions under this chapter.

C. *Notice to occupants.* For any cyclical inspection scheduled under this chapter, the owner shall provide each affected tenant or occupant with written notice of the date and approximate time of the inspection at least fourteen (14) days in advance, or such other reasonable notice period as the Board of Health may establish by regulation, consistent with the tenant's rights of quiet enjoyment and applicable law.

D. *Consent; administrative search warrant.* Inspections shall be conducted with the consent of the occupant or, where the unit is unoccupied, of the owner, in accordance with the State Sanitary Code and applicable law. Nothing in this chapter shall be construed to condition registration upon the waiver of any constitutional right. If entry for an inspection required by this chapter is refused or cannot be obtained after reasonable efforts and lawful notice, the Board of Health or the Inspectional Services Department may petition a court of competent jurisdiction for an administrative search warrant authorizing the inspection, and may pursue such warrant in every instance of continued noncompliance or noncooperation.

E. *Documented occupant refusal; owner held harmless.* Where the owner has provided the notice required by subsection C and has facilitated access, an occupant's refusal of entry for a cyclical inspection shall be documented in the internal records of the enforcing departments, which documentation shall not be displayed on the publicly accessible portal or on the owner dashboard, except as disclosure may be required by law, and shall not constitute a violation by the owner nor adversely affect the property's tier status. A unit for which entry was refused shall be inspected at the next scheduled cycle or upon vacancy of the unit, whichever occurs first, and the City may seek an administrative search warrant pursuant to subsection D where the refusal coincides with indicia of risk, including without limitation complaint history, fire or emergency response history, visible exterior conditions, or a building-wide pattern of refusals suggesting owner concealment.

F. *Phased implementation of cyclical inspections.* The Board of Health and the Inspectional Services Department may phase the implementation of the cyclical inspection schedule established in Section 8.08.060 based on available staffing and resources, provided that priority shall be given to properties classified as Tier 3, properties subject to substantiated complaints, and properties with a history of serious violations. Nothing in this subsection relieves the Board of Health of its obligation under the State Sanitary Code and subsection B to inspect upon complaint, nor limits the enforcement of any other provision of this chapter.

8.08.085 Qualified maintenance program; waiver of cyclical inspection schedule.

A. *Purpose.* To direct limited municipal inspection resources toward the highest-risk properties, the Board of Health may waive the cyclical inspection schedule established in Section 8.08.060 for registered rental properties that maintain a qualified maintenance program meeting the requirements of this section, while preserving the City's full authority to audit, inspect, and enforce.

B. *Eligibility.* Upon application through the online portal, the Board of Health may designate a registered rental property as a Qualified Maintenance Property if the owner demonstrates each of the following:

1. The property is staffed by full-time maintenance personnel who are either on site or on call twenty-four (24) hours per day, seven (7) days per week, and capable of responding immediately, and who are trained in the maintenance trades relevant to the property, as evidenced by applicable trade licenses, industry certifications, or documented training records submitted with the application. The application shall identify each such individual by name, shall disclose every other property, within or outside the City, served by the same personnel, and shall demonstrate staffing reasonably sufficient for the size and character of the property, including a reasonable ratio of maintenance personnel to dwelling units across all properties served by the same personnel, as determined by the Board of Health, sufficient to ensure timely response to repair needs and ongoing property upkeep. The owner shall certify, under the penalties of perjury, the availability and response capability of the identified personnel, and shall re-certify at each annual renewal;

2. The owner designates a single point of contact for the property, available twenty-four (24) hours per day, seven (7) days per week, whose name and contact information shall be maintained on the registry, and to whom the City shall promptly transmit a copy of any tenant maintenance contact or complaint received by the City, concurrently with, and without limiting, delaying, or supplanting, the City's investigation of such complaint under Section 8.08.080(B); provided, that any complaint alleging a condition deemed to endanger shall be inspected in accordance with the State Sanitary Code notwithstanding the designation;

3. The property is in Tier 1 (Compliant) status under Section 8.08.060 and has had no substantiated violation of the State Sanitary Code, the State Building Code, or these ordinances within the preceding twenty-four (24) months;

4. The owner maintains, in a form acceptable to the Board of Health, contemporaneous written or electronic logs of (i) all maintenance requests, work orders, and completed repairs, and (ii) all tenant complaints and their disposition, each retained for a minimum of three (3) years; and

5. The owner executes an acknowledgment, in a form provided by the Board of Health, consenting to the audit and random inspection provisions of subsections D and E of this section as a condition of the designation.

C. *Effect of designation.* A Qualified Maintenance Property shall be exempt from the cyclical inspection schedule of Section 8.08.060 for so long as the designation remains in effect. The designation shall not exempt the property from annual registration and renewal, from inspections of short-term rental units required under Chapter 8.09, from program-required or owner-requested inspections under Section 8.08.070, from the investigation of complaints under Section 8.08.080(B), or from any other provision of this chapter. The designation shall be re-certified by the owner at each annual renewal, accompanied by an updated staffing roster and evidence of continued qualification.

D. *Random audits of logs.* The Board of Health, the Inspectional Services Department, or their designees may, at any time and without prior notice or cause, audit the maintenance and complaint logs required by subsection B(4). The owner shall produce such logs within five (5) business days of a written demand. Failure to maintain or produce the required logs, or the falsification of any

log, shall result in the immediate revocation of the designation and may subject the owner to fines under Section 8.08.090.

E. *Random inspections.* The City may conduct random inspections of a reasonable sample of units at any Qualified Maintenance Property, selected at the discretion of the Board of Health, with notice to occupants as provided in Section 8.08.080(C). All such inspections of occupied units shall be subject to the consent, warrant, and documented-refusal provisions of Section 8.08.080(C) through (E); the owner's acknowledgment under subsection B(5) constitutes the owner's consent with respect to unoccupied units and common areas only, and shall not be construed as consent to the entry of any unit occupied by a tenant. Such random inspections shall not be counted against the property for fee purposes unless a violation is substantiated.

F. *Probationary status; revocation.* Upon a first substantiated violation at the property within any twenty-four (24) month period that does not constitute a condition deemed to endanger and that is corrected within the timeframe ordered, the designation shall be placed on probationary status for twelve (12) months rather than revoked. During probationary status the designation shall continue in effect, notwithstanding the property's assignment to Tier 2 under Section 8.08.060, the City shall conduct one (1) follow-up inspection of the affected unit or condition, and the property may re-certify at annual renewal notwithstanding subsection (B)(3) of this section, provided all other requirements of subsection B remain satisfied. The designation shall be revoked upon: (1) any substantiated condition deemed to endanger at the property; (2) any second substantiated violation during probationary status; (3) any substantiated violation not corrected within the timeframe ordered; (4) the loss of qualifying maintenance staffing for a period exceeding thirty (30) days without written notice to the Board of Health and an approved interim plan; or (5) any failure under subsection D of this section, including the failure to maintain or produce the required logs or the falsification of any log. Upon revocation, the property shall re-enter the cyclical inspection schedule at the tier corresponding to its violation history under Section 8.08.060(C) and shall be inspected within ninety (90) days. A property whose designation has been revoked shall not be eligible for re-designation for a period of twenty-four (24) months.

G. *Appeals.* The denial, non-renewal, or revocation of a designation under this section may be appealed to the Municipal Hearing Officer within twenty-one (21) days of written notice thereof. A revocation shall be stayed pending the decision on a timely appeal, except that a revocation based in whole or in part upon an uncorrected condition deemed to endanger, or upon another documented threat to life safety, shall take effect immediately, pending decision.

8.08.090 Enforcement; fines; liens.

A. *M.G.L. c. 40U enforcement; escalating fines.* Violations of this chapter shall be enforced through the administrative procedures of M.G.L. c. 40U as accepted and implemented by the City, including Title 1, Chapter 1.12, Article III of these ordinances. For violations within the subject-matter scope of M.G.L. c. 40U, enforcement shall ordinarily proceed pursuant to c. 40U and this section rather than under Title 1, Chapter 1.12, Article II or any other general non-criminal disposition provision of these ordinances, and the penalty limits of any such general provision shall not apply to enforcement under c. 40U. Violations outside the subject-matter scope of c. 40U may be enforced pursuant to Title 1, Chapter 1.12, Article II, by criminal disposition, or by any other lawful means. Nothing herein limits the City's authority under any other general or special law, including M.G.L. c. 111. Fines shall be assessed according to the following uniform schedule,

which shall apply equally to all violations of the same provision: (1) for a first substantiated violation of any provision of this chapter at a rental unit or building within the preceding twelve (12) months, other than a condition deemed to endanger or other violation posing a threat to life safety, a written order shall issue establishing a deadline for correction, and no fine shall be assessed if the violation is corrected on or before the deadline stated in the order; (2) upon failure to correct any violation by the deadline stated in the applicable order, a fine of three hundred dollars ($300.00) per violation per day, from the deadline until the violation is corrected; (3) for a second or subsequent substantiated violation of any provision at the same rental unit or building within twelve (12) months, other than a violation described in clause (4), a fine of three hundred dollars ($300.00) per violation per day, from the date of citation until the violation is corrected; and (4) for a repeat substantiated violation of the same provision within twelve (12) months, or for any condition deemed to endanger or other violation posing a threat to life safety, a fine of four hundred ninety dollars ($490.00) per violation per day, from the date of citation until the violation is corrected. Each day of continued non-compliance constitutes a separate violation. No fine under this chapter shall exceed the maximum amount permitted by M.G.L. c. 40U and the relevant provisions of the housing and sanitary codes.

B. *Failure to register.* Failure to register or renew a registration on or before June 30 shall result in the issuance of a written delinquency notice to the owner. If the registration or renewal is not completed, with all applicable fees paid, within thirty (30) days of the date of the delinquency notice, administrative fines shall issue under the schedule of subsection A, the thirty (30) day period serving as the correction deadline for purposes of said schedule and each day of continued failure thereafter constituting a separate violation. Such fines are appealable to the Municipal Hearing Officer pursuant to M.G.L. c. 40U.

C. *Advertising violations; verification required.* Data derived from the digital monitoring described in Section 8.08.050(D), or from any other source, shall constitute an investigative lead. The City may issue a citation to any owner advertising, listing, or offering a rental unit that is not currently registered under this chapter or, where applicable, under Chapter 8.09, and to any person advertising, listing, or offering an individual bedroom or partial dwelling unit in violation of Section 8.08.030(F), where an inspector or enforcement officer has verified, through direct investigation, documentation, or other reliable evidence, that the advertisement or listing is current, that it pertains to the subject property, and that it is attributable to the owner, the owner's agent, or the person cited. Upon such verification, the advertisement or listing and the associated monitoring data shall constitute evidence of the violation.

D. *Liens.* All unpaid registration fees, re-inspection fees, and fines imposed under M.G.L. c. 40U and this chapter shall constitute a municipal charge and shall be added as a lien to the property tax bill for the subject property in the manner provided by M.G.L. c. 40, § 58 and M.G.L. c. 40U.

E. *Cease-and-desist orders; injunctive relief.* In addition to the fines described in this section, the City may issue a cease-and-desist order directed at the offering, advertising, or new leasing of any rental unit that is not registered under this chapter or that is the subject of uncorrected substantiated violations, and may seek an injunction from a court of competent jurisdiction to enjoin such offering, advertising, or new leasing, to compel registration, or to compel the correction of violations. No order or relief under this subsection shall be construed to require the termination of a lawful tenancy or the displacement of a lawful occupant; any vacatur of an occupied unit for reasons of unfitness for habitation shall proceed exclusively through the condemnation and

placarding procedures of the State Sanitary Code, 105 CMR 410.000, and applicable law, with such relocation protections as the law provides.

F. *Appeals; unified procedure; accrual pending appeal.* Any person aggrieved by a determination, classification, notice, or penalty issued under this chapter or Chapter 8.09, including fines, tier assignments and reassignments, Qualified Maintenance Property determinations, and short-term rental registration revocations, may file a written appeal to the Municipal Hearing Officer within twenty-one (21) days of the date of written notice of such determination. The timely filing of an appeal shall stay the collection of the associated penalty, the recording of any related lien, and the enforcement of the adverse determination until a final decision is rendered; provided, that such stay shall not suspend the accrual of any per-day fine under subsection A of this section, which shall continue to accrue during the pendency of the appeal unless and until the underlying violation is corrected. The correction of a cited condition during the pendency of an appeal shall not constitute an admission of the violation and shall not waive or prejudice the appeal. If the appellant prevails, the associated fines shall be annulled. The Municipal Hearing Officer may, for good cause shown, reduce or waive fines accrued during the pendency of an appeal, including where the delay in scheduling or deciding the appeal was not attributable to the appellant. The foregoing stay shall not apply in cases involving an uncorrected condition deemed to endanger or another documented imminent threat to health or safety, in which cases the determination shall take effect immediately, pending decision. Fines issued pursuant to M.G.L. c. 40U shall be noticed, paid, contested, and further appealed in accordance with the procedures of said chapter, and nothing in this subsection shall be construed to conflict therewith. Appeals of orders of the Board of Health concerning sanitary conditions shall follow the procedures of the State Sanitary Code, 105 CMR 410.800 et seq.

8.08.100 Program administration and staffing.

Revenues derived from registration fees, re-inspection fees, and fines collected under this chapter shall be applied, subject to appropriation and applicable law, toward the administration of this chapter, including the procurement of digital tools and the hiring of additional housing and code enforcement inspectors as necessary to meet the inspection demands created by this chapter. Within ninety (90) days of the commencement of the initial registration period, the Board of Health shall promulgate regulations implementing this chapter, including standards defining diligent corrective action for purposes of Section 8.08.030(F)(7), reasonable maintenance staffing ratios for purposes of Section 8.08.085(B)(1), good cause for purposes of Section 8.08.060(C)(4), and the sampling methodology described in Section 8.08.060(C)(5)(f). The fee schedule established by this chapter shall be reviewed not less than annually in light of the report required by Section 8.08.110 and actual program costs, and the responsible departments shall recommend to the City Council any adjustment necessary to keep aggregate fees commensurate with the costs of administration. The City Council may revise any fee established under this chapter or Chapter 8.09 by order, upon the recommendation of the responsible departments and supported by written findings, without further amendment of this ordinance, provided that any fee so revised shall remain commensurate with the costs of administering and enforcing the service or program to which it relates. All fees established under this chapter and Chapter 8.09 are set at levels reasonably calculated to recover the costs of administering and enforcing said chapters, and shall be reviewed periodically by the responsible departments and adjusted, by order of the City Council as provided in this section or by ordinance, as necessary to remain commensurate with such costs.

8.08.110 Program transparency; reporting.

The departments responsible for the administration of this chapter and Chapter 8.09 shall publish, not less than annually, and transmit to the City Council, a report summarizing program activity, including but not limited to the number of registered units, inspections conducted, violations issued and corrected, including citations under Section 8.08.030(F) disaggregated as between owner and non-owner respondents, tier classifications, Qualified Maintenance Property designations, and short-term rental registrations, revocations, and enforcement actions, in a manner that protects personal privacy consistent with Section 8.08.050(B) while promoting transparency and accountability.

SECTION 2. Amendment and restatement of Chapter 8.09. Chapter 8.09 of the Revised Ordinances of the City of Revere, entitled "Short-Term Rentals," is hereby amended and restated in its entirety to read as follows:

Chapter 8.09: Short-Term Rentals

8.09.010 Purpose; general provisions.

A. This chapter provides the process for the regulation, legal operation, and registration of short-term rentals in the City of Revere, to protect the safety of renters and residents, to ensure that the primary use of residential neighborhoods remains residential, and to ensure that short-term rentals are not a detriment to the character and livability of surrounding neighborhoods.

B. Short-term rental of a residential unit is permitted in the City of Revere only as expressly authorized by this chapter and only for units registered on the short-term rental registry, which shall be maintained as a component of the unified rental registry established under Chapter 8.08. A residential unit not listed on the short-term rental registry is prohibited from being offered, advertised, or used as a short-term rental.

C. The provisions of this chapter do not apply to occupancy pursuant to a bona fide lease, tenancy-at-will, or month-to-month tenancy between a landlord and a tenant, which is regulated as a long-term rental unit under Chapter 8.08, and do not alter or nullify any ordinance governing lodging houses, rooming houses, or boardinghouses.

D. *Construction.* This chapter regulates the manner and duration of the rental of residential units otherwise permitted under Title 17 (Zoning) of these ordinances, as an exercise of the City's police power and the authority granted by M.G.L. c. 64G, § 14. Nothing in this chapter shall be construed as an amendment to Title 17, and nothing in this chapter authorizes any use of a property not otherwise permitted under Title 17.

8.09.020 Definitions.

For the purposes of this chapter, in addition to the definitions set forth in Section 8.08.020:

"Dwelling" means a building or structure containing one or more residential units, together with the lot on which it is situated.

"Operator" means the owner of the residential unit offered as a short-term rental. Only one owner may be registered as operator for a residential unit.

"Owner-adjacent unit" means, in a residential dwelling containing four or fewer residential units, each owned or partially owned by the operator and one of them being the operator's primary residence, any residential unit in the dwelling other than the operator's primary residence.

"Primary residence" means the residential unit in which the operator resides for at least six (6) months plus one day in each calendar year.

"Short-term rental" means the rental of a residential unit, or the offering or advertising thereof, for a period of not more than thirty-one (31) consecutive calendar days, consistent with the definition of short-term rental occupancy in M.G.L. c. 64G, § 1. A short-term rental does not include occupancy pursuant to a bona fide written lease, tenancy-at-will, or month-to-month tenancy carrying the rights and obligations of landlords and tenants under M.G.L. c. 186, which occupancy constitutes a tenancy regulated under Chapter 8.08 regardless of duration. The existence of such a tenancy shall be determined by its substance, including the applicability of notice-to-quit requirements and tenant protections, and not by the label affixed to the arrangement.

"Short Term Rental Office" means the department or office designated by the Mayor to implement, oversee, and enforce this chapter, together with the short-term rental enforcement officers authorized by it.

"Short-term rental registry" means the database of registered short-term rental units maintained by the Short Term Rental Office as a component of the digital rental ledger established under Section 8.08.050. As used in this chapter, the terms "short-term rental license" and "short-term rental registration" are equivalent and interchangeable, and references to the grant, suspension, or revocation of a license shall mean the grant, suspension, or revocation of a registration under this chapter.

8.09.030 Eligible units; district-based allowance for buildings of ten or more units.

A. *Owner-occupied properties.* Short-term rental is permitted at a residential property that is owned by and contains the primary residence of the operator, when properly registered in accordance with this chapter, as follows: (1) the operator's primary residence may be offered as a short-term rental for not more than one hundred eighty (180) days in a calendar year, a limit consistent with the operator's obligation to reside in the unit for at least six (6) months plus one day in each calendar year in order to maintain it as a primary residence; and (2) owner-adjacent units may be offered as short-term rentals without an annual day limit, subject to all registration, fee, inspection, and operational requirements of this chapter. The City shall grant no more than two (2) short-term rental licenses to any dwelling registered under this subsection, inclusive of the primary residence and any owner-adjacent units.

B. *District-based allowance for non-owner-occupied buildings.* Notwithstanding subsection A, the owner of a non-owner-occupied residential building containing ten (10) or more residential units and located within the RROD, GB, GB1, RC, RC1, RC2, HB, SDOD, or CB zoning district, as such districts, including overlay districts, are established and defined in Title 17 (Zoning) of these ordinances (a building within a listed overlay district qualifying regardless of the underlying base district), may register and operate as short-term rental units up to ten percent (10%) of the residential units in the building, with any fractional entitlement rounded down to the nearest whole unit. Registration under this subsection shall be upon payment of an annual fee of six hundred dollars ($600.00) per short-term rental unit and full compliance with this chapter and Chapter 8.08.

The owner shall designate on the registration the specific units to be operated as short-term rentals, and only the designated units may be so offered, advertised, or used; the designation may be amended at renewal or upon written approval of the Short Term Rental Office. Buildings containing fewer than ten (10) residential units are not eligible under this subsection and remain governed by subsection A. The unit limits of this subsection shall apply to buildings registered under this subsection in lieu of the two-license limit of subsection A.

C. *Ineligible units.* The following are not eligible for short-term rental registration: (1) units that are neither the operator's primary residence, an owner-adjacent unit, nor a unit qualifying under subsection B; (2) accessory dwelling units, as defined in M.G.L. c. 40A, § 1A and Chapter 17.25, the short-term rental of which is prohibited as expressly authorized by said § 1A; (3) units in condominium or homeowners' associations whose governing documents prohibit short-term rental; (4) units offered as a sublet by a tenant; (5) commercial or non-residential spaces; and (6) units whose owner is delinquent in the payment of municipal taxes, fines, or fees.

D. *Prohibited rentals of rooms and exterior spaces.* Short-term rental is permitted for entire residential units only. The short-term rental of individual rooms and of any exterior or external space or amenity on a property is expressly prohibited, including without limitation the rental or short-term use for a fee of swimming pools, hot tubs, yards, decks, patios, driveways, garages, or other outdoor or accessory spaces. Any such rental, offering, or advertisement shall constitute a violation of this chapter.

8.09.040 Registration procedure; fees.

A. Application for short-term rental registration or renewal shall be made annually through the owner dashboard of the online portal established under Section 8.08.050, during the registration period of January 1 through June 30, and shall include the items enumerated below. Notwithstanding the foregoing, an initial application for a unit not previously registered as a short-term rental may be submitted at any time, and a registration so issued shall expire on the June 30 next following its issuance, with renewal thereafter during the annual registration period. Each application shall include:

1. Registration of the unit on the unified rental registry under Chapter 8.08, including all information required by Section 8.08.030(A);

2. For registrations under Section 8.09.030(A), proof of owner occupancy of the primary residence, demonstrated by two (2) or more of the following documents showing the operator's name and the address of the primary residence: (i) a valid Massachusetts identification card; (ii) a valid Massachusetts driver's license; (iii) a vehicle registration; (iv) a voter registration card; or (v) other comparable government-issued or official documentation acceptable to the Short Term Rental Office;

3. Certificates of good standing from the Inspectional Services Department and the Collector's Office demonstrating that the property is not the subject of any final violations or fines, or of any municipal liens or unpaid taxes or fees; a violation or fine that is the subject of a timely pending appeal under Section 8.08.090(F) shall not, by itself, preclude issuance of such certificates;

4. A certification, signed by the operator under the penalties of perjury, that no special permit condition, variance, development agreement, land disposition agreement, condominium or homeowners' association governing document, deed restriction, or other recorded instrument or

condition of municipal approval applicable to the property prohibits or restricts the use of the unit as a short-term rental; a false certification shall constitute a violation of this chapter;

5. A Certificate of Registration from the Massachusetts Department of Revenue for short-term rental as required by M.G.L. c. 64G, and evidence of compliance with M.G.L. c. 62C, § 67 where applicable;

6. Proof of liability insurance in compliance with M.G.L. c. 175, § 4F, in the form of a valid insurance binder evidencing coverage of not less than one million dollars ($1,000,000.00) covering the short-term rental, or documentation that the unit is offered exclusively through a hosting platform that maintains equal or greater coverage as permitted by said § 4F;

7. The online listing address(es) or URL(s) at which the unit is or will be advertised;

8. Payment of the annual short-term rental fee of three hundred dollars ($300.00) per unit or, for units qualifying under Section 8.09.030(B), six hundred dollars ($600.00) per unit, in addition to the base registration fee under Section 8.08.060. The premium fee for units in buildings registered under Section 8.09.030(B) reflects the additional cost of safety review and inspection by the Inspectional Services Department and the Revere Fire Department's Office of Fire Prevention occasioned by the size, occupancy classification, and applicable building and fire code requirements of such buildings;

9. Payment of the short-term rental parking permit fee required by Section 8.09.050, which applies to units registered under Section 8.09.030(A); and

10. A request that the Short Term Rental Office conduct the initial or annual inspection required by Section 8.09.070.

B. All online listings and postings shall conspicuously display the City of Revere registration number issued for the short-term rental unit.

C. Every short-term rental remains subject to the room occupancy excise imposed under M.G.L. c. 64G, including the local excise accepted by the City pursuant to § 3A thereof and any community impact fee imposed pursuant to § 3D thereof, to the extent accepted and in effect in the City. Nothing in this chapter, including the repeal and restatement of former Chapter 8.09, shall be construed to affect any acceptance, vote, or imposition of such excise or fee, all of which remain in full force and effect.

8.09.050 Short-term rental parking permit; visitor passes prohibited.

A. *Parking permit required.* Every residential unit registered as a short-term rental under Section 8.09.030(A) shall, at the time of initial registration and at each annual renewal, purchase a short-term rental parking permit at a fee of two hundred dollars ($200.00) per unit, in addition to the annual registration fees required by this chapter. The short-term rental parking permit shall entitle the guests of the registered unit to park one (1) vehicle on the street, subject to all otherwise applicable parking regulations of Title 10 of these ordinances and the rules of the Parking Department. Units in buildings registered under Section 8.09.030(B) shall not be issued short-term rental parking permits, shall not be entitled to any on-street parking privilege, and shall accommodate all guest parking in off-street parking serving the building; the operator shall so inform guests in the document required by Section 8.09.060(D). Buildings registered under Section

8.09.030(B) remain fully subject to the off-street parking requirements, deed restrictions, and conditions of approval applicable to them under Title 17 (Zoning), their permits, and their recorded instruments, including any restriction prohibiting on-street parking; a substantiated violation of such requirements or restrictions in connection with short-term rental operation shall result in the revocation of the building's short-term rental registration in its entirety.

B. *Findings; purpose and application of fee.* Overnight on-street parking in the City of Revere is prohibited except pursuant to a resident parking permit issued under Title 10 of these ordinances and the rules of the Parking Department, and short-term rental guests are not eligible for resident parking permits or resident visitor passes. The short-term rental parking permit accordingly confers upon the guests of a registered unit an overnight on-street parking privilege not otherwise available to them. The permit fee established by this section is calculated to recover the costs incurred by the Parking Department in administering that privilege and in enforcing the parking provisions of this chapter, including recurring nightly monitoring of areas containing registered short-term rentals through automated and other enforcement methods, and the enforcement of the parking ordinances of Title 10 with respect to short-term rental guests. Revenues from such fees shall be applied, subject to appropriation, to such administration and enforcement.

C. *Visitor passes prohibited.* The use of resident visitor parking passes, or any other resident-only parking privilege, in connection with the operation of a short-term rental or by short-term rental guests is expressly prohibited and shall constitute a violation of this chapter. Any such use may result in the issuance of fines under Section 8.09.090 and the suspension or revocation of the unit's short-term rental registration and parking permit. The Parking Department is authorized to enforce this section in coordination with the Short Term Rental Office.

8.09.060 Operational requirements.

A. *Occupancy.* Short-term rentals shall be limited to a maximum of two (2) occupants per bedroom, counting all occupants regardless of age, and to a maximum of six (6) occupants in total per unit.

B. *Local contact; two-hour response.* The operator of every short-term rental shall designate a local agent, available twenty-four (24) hours per day, seven (7) days per week, capable of responding in person to complaints or issues at the unit within two (2) hours. The name and current contact information of the local agent shall be maintained on the short-term rental registry and provided to abutters upon request.

C. *Records.* The operator shall keep and maintain, for a period of three (3) years, an accurate record of the names and dates of rental for each short-term rental, and shall make such records available upon request of a short-term rental enforcement officer.

D. *Guest information.* The operator shall provide to every short-term rental party a document containing the unit's registration number, the local agent's contact information, trash and recycling instructions, parking instructions consistent with Section 8.09.050, and emergency information.

E. *Code compliance.* Units offered for short-term rental shall comply with, and shall not be in violation of, all standards and regulations promulgated by the Short Term Rental Office and the Revere Fire Department's Office of Fire Prevention, and all applicable zoning, building, sanitary, fire, and health and safety laws, regulations, and ordinances.

8.09.070 Inspections.

Every short-term rental unit shall be inspected at least once per year by the Short Term Rental Office, in coordination with the Board of Health, the Inspectional Services Department, and the Revere Fire Department's Office of Fire Prevention as appropriate. The initial or annual inspection of a short-term rental unit shall be completed within twenty-one (21) days of the submission of a completed application or renewal. Re-inspection fees under Section 8.08.060(F) shall apply.

8.09.080 Digital monitoring of listings.

The Short Term Rental Office shall utilize the city-wide digital monitoring tools described in Section 8.08.050(D) to monitor publicly available online short-term rental listings and advertisements. Any unit advertised without a valid registration number, or advertised in a manner inconsistent with this chapter (including the advertisement of rooms, pools, or exterior spaces prohibited by Section 8.09.030(D)), shall be flagged for investigation and, upon the verification required by Section 8.08.090(C), enforcement.

8.09.090 Enforcement; license revocation.

A. *Fines; cease-and-desist; injunctive relief.* Notwithstanding Section 8.08.090(A), any person who violates a provision of this chapter shall be fined four hundred ninety dollars ($490.00) per violation per day, enforced pursuant to the administrative procedures of M.G.L. c. 40U and Section 8.08.090. Each day's failure to comply with a notice of violation or any other order shall constitute a separate violation. In addition to the fines described in this section, the City may issue a cease-and-desist order, and may seek an injunction from a court of competent jurisdiction to enjoin the offering, advertising, or use of the unit as a short-term rental. All unpaid fines and fees shall be subject to lien pursuant to Section 8.08.090(D).

B. *Three-strikes revocation.* Any short-term rental unit that receives three (3) substantiated violations relating to health, safety, sanitary conditions, excessive noise, improper trash disposal, disorderly conduct, or parking (including violations of Section 8.09.050) within any twelve-month period shall have its short-term rental registration revoked for one (1) full year. For buildings registered under Section 8.09.030(B), substantiated violations shall be counted at the building level, aggregated across all designated units and the common areas of the building, and revocation shall apply to the building's entire short-term rental allowance; the de-designation or substitution of a unit shall not reset or reduce the building's violation count. Prior to any revocation under this subsection, the Short Term Rental Office shall issue written notice to the operator stating the substantiated violations relied upon, and the operator may request a hearing before the Municipal Hearing Officer within twenty-one (21) days of the notice; revocation shall be stayed pending the decision on any timely requested hearing, except that revocation may take effect immediately, pending hearing, upon documented grounds that continued operation poses a threat to life safety. Any decision to revoke, whether of a unit or of a building's allowance, shall be supported by written findings identifying each substantiated violation relied upon. Upon expiration of the revocation period, the unit or building may reapply as a new registrant subject to inspection.

C. *Circumvention prohibited.* No person shall structure, stagger, serialize, or document rental periods, or employ sham lease instruments, for the purpose of evading the requirements of this chapter. The Commonwealth's definition of short-term rental occupancy governs what constitutes a short-term rental; however, a purported occupancy exceeding thirty-one (31) days that lacks the

substance of a bona fide tenancy (including, without limitation, successive occupancies marginally exceeding thirty-one (31) days by different occupants, actual occupancy materially shorter than the stated term, marketing directed to transient guests, or the absence of the rights and obligations of a tenancy under M.G.L. c. 186) shall be treated according to its substance pursuant to Section 8.09.020, and may be found to constitute an unregistered short-term rental and a violation of this chapter. Evidence of circumvention may be considered by the Short Term Rental Office and the Municipal Hearing Officer in any enforcement proceeding.

D. *Appeals.* Appeals of fines and of revocation and other determinations under this chapter shall be to the Municipal Hearing Officer in accordance with M.G.L. c. 40U and the unified appeal procedure of Section 8.08.090(F).

SECTION 3. Conforming amendment. Title 1, Chapter 1.12, Article II of the Revised Ordinances of the City of Revere is hereby amended by adding the following sentence to its enumeration of Title 8 (Health and Safety Code): "Violations of Chapters 8.08 and 8.09 shall be enforced pursuant to M.G.L. c. 40U and Article III of this chapter where within the subject-matter scope of said c. 40U, and pursuant to this Article II only where said c. 40U is unavailable, as provided in Section 8.08.090(A)."

SECTION 4. Transition; program establishment; initial registration period. Upon the effective date of this ordinance, the responsible departments shall proceed to establish the digital rental ledger, the online portal, and the administrative systems required by this ordinance. The City's existing short-term rental portal and registration systems shall continue in operation and shall be integrated into the digital rental ledger as a component thereof, and short-term rental applications and renewals shall continue to be accepted and processed through such systems until the unified portal is operational, and the requirements, allowances, and fees of Chapter 8.09 as amended and restated by this ordinance, including Sections 8.09.030(B), 8.09.040, and 8.09.050, shall apply upon the effective date to all applications, renewals, and registrations so processed. The initial registration period shall commence on a date established by the Mayor upon written certification to the City Council that the portal is operational, with not less than ninety (90) days' public notice of such date. No fine shall issue under Chapter 8.08 for failure to register or renew, or for advertising, listing, or offering an unregistered long-term rental unit, prior to the close of the initial registration period; provided, that violations of Section 8.08.030(F) arising from room-rental arrangements, or from advertisements of rooms, commencing after the effective date of this ordinance shall be subject to fines under Section 8.08.090 beginning upon the commencement of the initial registration period. A room-rental arrangement in existence on the effective date that does not conform to Section 8.08.030(F) shall be brought into conformity, or registered where qualifying, within one hundred eighty (180) days of the commencement of the initial registration period, and no fine shall issue under Section 8.08.030(F) with respect to such a pre-existing arrangement during that period; provided, that nothing in this sentence limits enforcement of the State Sanitary Code, the State Building Code, or the lodging house licensing requirements of M.G.L. c. 140 at any time. The foregoing is further subject to the following: (1) all requirements and prohibitions of Chapter 8.09 carried forward from former Chapter 8.09, including the registration, licensing, inspection, and enforcement of short-term rentals, shall remain enforceable at all times; and (2) nothing in this section limits enforcement of the State Sanitary Code, the State Building Code, or any other applicable law. Certificates of fitness and short-term rental registrations validly issued under former Chapters 8.08 and 8.09 prior to the effective date shall

remain in effect until their scheduled expiration, whereupon renewal shall proceed under this ordinance.

SECTION 5. Codification; technical corrections. The provisions of this ordinance shall be codified in the Revised Ordinances of the City of Revere. In codifying this ordinance, the codifier, in consultation with the City Clerk and the City Solicitor, may renumber and reletter titles, chapters, sections, subsections, paragraphs, and definitions; correct and conform internal cross-references, section titles, and tables; correct manifest typographical, grammatical, and clerical errors; conform numbering style, capitalization, and formatting to the conventions of the Revised Ordinances; and conform the amendment described in SECTION 3 to the current codified numbering and enumeration of Title 1, Chapter 1.12; provided, that no such correction or conformity shall alter the substance, meaning, or legal effect of any provision of this ordinance.

SECTION 6. Severability. If any provision of this ordinance is held invalid by a court of competent jurisdiction, the remaining provisions shall not be affected and shall continue in full force and effect. Without limiting the generality of the foregoing, the City Council expressly declares that it would have enacted the rental registry, inspection, certificate of fitness, and short-term rental provisions of this ordinance irrespective of the validity of Section 8.08.030(F) (rooms and boarders) and Section 8.09.030(B) (district-based short-term rental allowance); accordingly, if either such section is held invalid in whole or in part, such holding shall not affect the validity of the remainder of Chapters 8.08 and 8.09, which shall continue in full force and effect.

SECTION 7. Effective date. This ordinance shall take effect upon passage and approval in accordance with the City Charter, except that the fee provisions of Chapter 8.08 shall apply beginning with the initial registration period described in Section 4.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before October 21, 2026.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
09/30/2026

Public Hearing
City of Revere, MA

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, September 28, 2026 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

An Ordinance Further Amending Section 12.04.280 Street Closure Notice of the Revere Revised Ordinances.

Be it ordained by the City of Revere, MA as follows:

Section 1. Section 12.04.280 Street Closure Notice is hereby amended by deleting the section in its entirety and inserting in place thereof the following new section:

Section 12.04.280 Street-closure notice to Fire Chief, Chief of Police, and City Council.

In the event any street is to be closed due to repairs, opening of trenches in or any temporary occupation of any street, way or traveled place in the city by any public service corporation or by a private contractor or corporation, notice of the same shall be given by such corporation or contractor to the Chief of the Fire Department, the Chief of Police, and the City Council of the City of Revere at least twenty-four (24) hours prior to the commencement of such closure or work.

Such notice shall set forth the location, general extent, anticipated duration, and expected hours of the work or street closure contemplated.

In the event of an emergency requiring the immediate closure, opening, obstruction, or occupation of a street, way, or traveled place, the twenty-four-hour notice requirement shall not apply; provided, however, that notice shall be given to the Chief of the Fire Department, the Chief of Police, and the City Council as soon as practicable following the determination that such emergency work or closure is necessary.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before September 23, 2026.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
8/25/26

Public Hearing
City of Revere, MA

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, September 28, 2026 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

An Ordinance Further Amending the Revised Ordinances of the City of Revere Relative to Tree Preservation

Be it ordained by the City of Revere, MA as follows:

Section 1. Title 8 of the Revere Revised Ordinances is hereby amended by inserting the following new chapter:

Chapter 8.11 Tree Preservation

- **Section 8.11.010 Purpose**
- **Section 8.11.020 Definitions**
- **Section 8.11.030 Permit Required; Exceptions**
- **Section 8.11.040 Tree Permit Application and Review**
- **Section 8.11.050 Tree Replacement**
- **Section 8.11.060 Payment in Lieu of Planting Replacement Trees**
- **Section 8.11.070 Tree Preservation Fund**
- **Section 8.11.080 Enforcement and Penalties**
- **Section 8.11.090 Administration**
- **Section 8.11.100 Severability**
- **Section 8.11.110 Effective Date**

Section 8.11.010 Purpose

The purpose of this chapter is to preserve and protect Revere's tree canopy and the environmental, public health, and quality-of-life benefits provided by mature trees, including reducing extreme heat, absorbing stormwater, improving air quality, sequestering carbon, reducing erosion and noise, and supporting wildlife habitat. Recognizing that unnecessary tree removal contributes to the loss of the City's tree canopy, this chapter establishes a permit process to protect healthy trees from removal for reasons of convenience, including routine leaf, seed, branch, or other yard clean-up, while allowing removal when there is a reasonable need to do so.

Section 8.11.020 Definitions

Diameter at breast height (DBH): The diameter of a tree trunk measured four and one-half (4½) feet above the ground.

Protected Tree: A living tree located on private property with a DBH of six (6) inches or greater.

Remove or Removal: Cutting down or intentionally causing the death of a Protected Tree. Ordinary pruning that does not materially endanger the health of the tree is not removal.

Tree Warden: The City Engineer or their designee.

Section 8.11.030 Permit Required; Exceptions

A. Permit Required. No person shall remove a Protected Tree from private property without first obtaining a tree permit from the Tree Warden.
B. No permit is required for:

    1. A tree that has fallen or must be removed immediately because it presents an imminent threat to persons or property. When practicable, the property owner shall photograph the condition of the tree before removal and notify the Tree Warden as soon as reasonably possible;
    2. A tree removal expressly authorized or required by a valid order, permit, or determination issued under the Massachusetts Wetlands Protection Act, M.G.L. c. 131, § 40, or the City of Revere Wetlands Protection Ordinance;
    3. A Public Shade Tree governed by M.G.L. c. 87;
    4. Pruning that is consistent with generally accepted arboricultural practices and does not cause the death of the tree; or
    5. Tree removal by the City of Revere, the Commonwealth, an independent authority of the Commonwealth, or the federal government on property owned or controlled by that governmental entity.

Section 8.11.040 Tree Permit Application and Review

A. Application. A property owner seeking to remove a Protected Tree shall submit a tree permit application on a form provided by the Tree Warden. The application shall include, but not limited to the following:

    1. The property address and the applicant's name and contact information;
    2. The approximate location of each tree proposed for removal;
    3. One or more photographs reasonably showing each tree; and
    4. A brief statement explaining why removal is requested.

B. Additional Information. The Tree Warden may request only such additional information as necessary to determine the condition of the tree or the reason for removal. A survey, engineered plan, certified arborist report, or other professional documentation shall not be required unless the Tree Warden determines that the particular circumstances make such documentation necessary.

C. Inspection. The Tree Warden may inspect the tree and property before acting on an application. The applicant shall provide reasonable access for the inspection.

D. Decision. The Tree Warden shall approve or deny a complete application.

E. Approval Standard. A tree permit shall be approved when the Tree Warden determines that there is a reasonable basis for removal, including, but not limited to, any of the following:

1. The tree is dead, dying, diseased, structurally unsound, or presents a safety concern;
2. The tree is causing or is reasonably likely to cause material damage to a building, foundation, driveway, sidewalk, utility, sewer, drainage system, or other improvement;
3. Removal is reasonably necessary for construction, development, access, or another lawful use of the property;
4. Removal is reasonably necessary for the health or proper growth of other trees or vegetation; or
5. Other circumstances demonstrate a reasonable need for removal.

F. Denial. A permit shall be denied when the Tree Warden determines that the tree is healthy, does not present a material problem, and the requested removal is based solely or primarily on ordinary inconvenience associated with the tree, including routine leaf, seed, branch, or other yard clean-up.

G. Conditions. Conditions imposed on a permit shall be limited to those reasonably necessary to address the removal authorized by the permit or to protect another tree from damage caused by the permitted work.

H. Fee. An application for a tree permit shall be accompanied by a fee of twenty-five dollars ($25.00). There shall be no fee when removal is requested because the tree is dead, dying, diseased, structurally unsound, or presents a safety concern as determined by the Tree Warden.

Section 8.11.050 Tree Replacement

A. Replacement Required. Whenever a Protected Tree is removed pursuant to a tree permit, the property owner shall replace the removed tree on the same lot in accordance with a replacement requirement established by the Tree Warden.

B. Replacement Standard. The Tree Warden shall establish a reasonable replacement requirement based on the number and general size of the trees removed, available planting area, and site conditions. Replacement trees may be smaller than the removed trees, and multiple smaller trees may be used when appropriate.

C. Payment in Lieu. If the Tree Warden determines that some or all of the required replacement trees cannot reasonably be planted on the property, the property owner shall make a payment in lieu of planting in accordance with Section 8.11.060.

D. Removal Without a Permit. A person who removes a Protected Tree without a required permit shall be subject to the same tree replacement or payment-in-lieu requirements, in addition to any penalty authorized by this chapter.

Section 8.11.060 Payment in Lieu of Planting Replacement Trees

A. Payment Required When Replacement Is Not Planted. If a required replacement tree cannot reasonably be planted on the property, or if the property owner elects not to plant some or

all of the required replacement trees, the property owner shall make a payment to the Tree Preservation Fund in lieu of planting.

B. Amount. The payment shall be based on the City's current cost to purchase, plant, and establish the replacement tree or trees that otherwise would have been required. The Tree Warden shall publish and periodically update the applicable cost.

C. Satisfaction of Requirement. A property owner's obligation under Section 8.11.050 shall be satisfied by planting the required replacement tree or trees, making the required payment in lieu of planting, or a combination of planting and payment approved by the Tree Warden.

Section 8.11.070 Tree Preservation Fund

A. There is hereby established a City of Revere Tree Preservation Fund pursuant to M.G.L. c. 44, § 53E½.

B. Tree permit application fees and payments made in lieu of planting replacement trees shall be deposited into the Tree Preservation Fund, subject to the requirements of applicable law.

C. Money in the Tree Preservation Fund shall be used solely for the purchase, planting, care, maintenance, and preservation of public trees within the City of Revere.

Section 8.11.080 Enforcement and Penalties

A. The Tree Warden may issue a written notice of violation and may order work stopped when a Protected Tree is being removed in violation of this chapter.

B. Violations may be enforced by noncriminal disposition pursuant to M.G.L. c. 40, § 21D and Chapter 1.12, Article II of the Revere Revised Ordinances.

C. Removal of a Protected Tree without a required permit shall be subject to a fine of three hundred dollars ($300.00) for each tree removed. Failure to comply with a lawful stop-work order, replacement order, or payment-in-lieu requirement issued under this chapter shall be subject to a fine of three hundred dollars ($300.00) for each offense, to the extent permitted by law.

Section 8.11.090 Administration

The Tree Warden shall establish an application form and reasonable administrative procedures necessary to implement this chapter.

Section 8.11.100 Severability

The provisions of this chapter are severable. If any section, provision, or portion of this chapter is determined to be invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

Section 8.11.110 Effective Date

This ordinance shall take effect upon its passage. It shall not apply to a tree removed before the effective date or to a tree whose removal was expressly authorized by a building permit or other City permit issued before the effective date.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before September 23, 2026.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
09/16/2026

Public Hearing
City of Revere, MA

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, October 26, 2026 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

An Ordinance Further Amending Title 2 of the Revere Revised Ordinances Relative to Regular Meetings of the City Council.

Be it ordained by the City of Revere, MA as follows:

Section 1. Section 2.12.030 Regular Meetings is hereby repealed in its entirety.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before October 21, 2026.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
09/30/2026