



132nd MAINE LEGISLATURE

FIRST REGULAR SESSION-2025

Legislative Document

No. 1181

H.P. 786

House of Representatives, March 20, 2025

An Act Regarding the Designation of Short-term Rental Units as Commercial or Residential in Use

Reference to the Committee on Housing and Economic Development suggested and ordered printed.

A handwritten signature in cursive script that reads "Robert B. Hunt".

ROBERT B. HUNT
Clerk

Presented by Representative GERE of Kennebunkport.
Cosponsored by Representatives: DHALAC of South Portland, MALON of Biddeford,
Senators: BENNETT of Oxford, CURRY of Waldo.

1 **Be it enacted by the People of the State of Maine as follows:**

2 **Sec. 1. 30-A MRSA §4364-C, sub-§2**, as enacted by PL 2021, c. 672, §7, is
3 amended to read:

4 **2. Municipalities may regulate short-term rentals.** A municipality may establish
5 and enforce regulations regarding short-term rental units in order to achieve the statewide
6 or regional housing production goal, including regulations requiring the municipal assessor
7 to assign a land use code to a short-term rental unit that designates the short-term rental
8 unit as commercial in use or residential in use. For the purposes of this subsection, "short-
9 term rental unit" means living quarters offered for rental through a transient rental platform
10 as defined by Title 36, section 1752, subsection 20-C. For purposes of this subsection,
11 "commercial in use" means a short-term rental unit that is not claimed as the primary
12 residence of the owner. For purposes of this subsection, "residential in use" means a
13 short-term rental unit that is claimed as the primary residence of the owner.

14 **SUMMARY**

15 This bill clarifies that a municipality may require the municipal assessor to assign a
16 land use code to a short-term rental unit that designates the short-term rental unit as
17 commercial in use or residential in use.