

| | Permitted Short Term Rentals | Rentals per 7 days | Rentals per year | Occupancy Requirements | Rental Requirements | Review Procedure | Submission Requirements | Standards | Suspension & Revocation of Permit | STR License Limitations | Lodging Establishments Exempt / definitions |
|----------------|--|-------------------------------|------------------------------------|--|---|--|---|--|---|---|--|
| | <u>Only 1 of below for calendar year is allowed</u> | | | | | | | | | | |
| Cape Elizabeth | <u>Primary Residence Hosted -</u> (Property owner is in residence.) Must be in primary residence & not in a separate dwelling on property. | 2 | 365 | (2) tenants per bedroom, plus two additional tenants for no more than one (1) additional sleeping space. | <u>STR Permit required</u> (Fee-As of 2022, STR Permit fee is determined in Town Fee Schedule) <u>Advertising -</u> not permitted w/o STR permit | 1 - CEO will issue STR permit 2 - CEO provides STR application to applicant 3 - CEO responsible for completeness of form | 1- Location | 1- Smoke Alarms 2- Carbon Monoxide Alarms | 1- Complaint 2- First Substantiated Complaint | Only 1 of the PERMITTED SHORT-TERM RENTAL types is allowed. | |
| | <u>Primary Residence Unhosted</u> (Property owner is not in residence.) Must be in primary residence & not in a separate dwelling on property. | 1 | 42 | LOTS <= 30K - 8 tenants max, plus 4 parking spaces. | <u>Rental Intensity -</u> Any rental less than 30 days is STR and needs STR permit. | 4 - 1st time applicant needs site visit by CEO. Renewals checked every 5 years. 5 - CEO reviews app for compliance to STR standards | 2- Contact person/owner responsible | 3- Portable Fire Extinguishers 4- Emergency Lighting 5- Floor plan for above | 3- 2nd Substantiated Complaint | | |
| | <u>7 Acres Plus Short-Term Rental -</u> (Primary or non-primary residence, hosted or un-hosted.) Lot size must be 7 acres or more in size. | 1 | 182 | | <u>Registration Record -</u> Owner to keep all rental data and upcoming reservations - must show town at any time requested. | | 3- Availability - when STR is available - any change, contact CEO | 6- Building Evacuation Plan 7 -Sanitary Waste Disposal 8- Parking | 4- 3rd Substantiated Complaint 5 - Appeal | | |
| | <u>Short Term Rental Adjacent -</u> (Non-primary building on primary residence lot or abutting lot to primary residence.) | 1 | 105 | | <u>Multi-family-</u> Dwellings must be in common ownership for STR to occur <u>Multi-plex units-</u> No STR on property containing 5 or more dwelling units <u>A leasee -</u> may not have a STR | | 4- Proof that Standards have been met | 9- Rental Agreement Addendum (town not responsible for enforcement of this) 10- Limit on Rental Occupancy (see Occupancy Requirements) 11- Response Requirement 12- Good Neighbor Conduct | 6- Effective Date of STR permits | | |
| Kennebunkport | <u>Short Term Rental - (non-owner-occupied dwelling)</u> A legally existing residential dwelling unit rented < 30 consecutive days. EXCLUDES - motels, hotels, bed and-breakfasts, inns, seasonal rental accommodation complexes, and <u>residential rental accommodations.</u> | N/A | 1 rental for < 30 consecutive days | 2 people per 1 bedroom, plus 2 additional people per house. | 1 - STR License Required 2 - Renew before 12/31. Late entries are considered a new application. 3 - Select Board creates fees 2 tiers. 1-3 BRs and 4+ BRs. 4 - STR license - not transferable to new property owner via sale. <u>Transfer of land to new owner</u> can result in a permitted transfer of STR license. | 1 - Application completeness 2 - Application fee 3 - Town Clerk can issue STR license with CEO approval 4 - Inspection by CEO - can do at any time / <u>must do once every 5 years</u> 5 - Transitional provisions for licensing of pre-existing STR | 1- Location 2- Contact person/owner responsible 3- Renewals - owners cannot have had any transfers of license take place 4- Proof that Standards have been met | Code Compliance- Smoke alarms Carbon Monoxide alarms Portable Fire Extinguishers Floor Plan - location of alarms & extinguishers Sanitary Waste Disposal Parking Good Neighbor Guidelines Occupancy Limits | May be revoked by select board based on hearing. 1 - Violations of STR ordinance 2 - Complaints of STR 3 - Suspension or revocation of license 4 - Appeal | STR License Limit- 1- Set by Select Board each year - based on percentage of total town dwellings. | <u>Prohibited short-term rentals</u> (1) Such person has not secured or maintained a valid short-term rental license for the premises; or (2) The accommodations are an accessory apartment constructed or permitted after November 3, 2009, or a recreational vehicle, trailer or tent. <u>Lodging establishments exempt</u> - hotels, motels, bed-and-breakfasts, inns, seasonal rental accommodation complexes, and residential rental accommodations. <u>Dwelling Unit</u> One or more rooms arranged for complete, independent housekeeping purposes with space for living and sleeping; space or facilities for eating or cooking; and provisions for sanitation. RVs are not dwelling units. |
| | <u>Residential Rental Accommodation (owner-occupied dwelling)</u> ---no more than two bedrooms in a legally existing dwelling or dwelling unit. ---rooms rented may be for either short-term or long-term rental to a roomer who may be unrelated to the owner or occupant of the unit ---individual rooms shall be rented no more than once per week (Monday through Sunday) | | | | 5 - STR license - for said dwelling only. 6 - No advertising without STR license. 7 - Registration records - kept by owner - must be able to submit to town as needed. 8 - STR Notice - Must be placed on STR near entry to unit. | | | | | | |
| Bar Harbor | Vacation Rental - 1 (VR-1) Primary residence - a rented portion or entire dwelling of primary residence or rental of a dwelling unit on primary residence lot. | MIN-2 nights MAX-< 30 days | | Did not see- maybe missed | 1-STR - Registration required 2-Emergency information sheet - must be posted (inside front door) of rental unit (Reg #, STR address/how to contact emergency/how to file safety complaint with town/owner info/local contact info if different) 2A-Registration # - posted on all advertising | 1-STR Registration-CEO reviews new requests and then 1 time every 3 yrs | 1-CEO provides forms to submit for registration & approves 2-Non-refundable fee needed to apply 3-Renewals must be applied for also | <u>Chapters of the NFPA 101 Life Safety Code as applicable</u> (a) Chapter 4, General (b) Chapter 6, Classifications of Occupancy and Hazard of Contents (c) Chapter 7, Means of Egress (d) Chapter 9, Building Service and Fire Protection Equipment (e) Chapter 24, One- and Two-Family Dwellings (f) Chapter 30/31, New and Existing Apartment Buildings 2- Chapter 70, Electrical Installations, of the Bar Harbor Municipal Code | Violations, Penalties & Fines 1 - Violation-Operation without registration 2 - Violation of registration a-Suspension & revocation of registration Suspension--Minor violation Suspension--Major violation b-Revocation 3 - Appeals | 2 per Primary Residence | |
| | Vacation Rental - 2 (VR-2) Not primary residence - a dwelling rented to person or to a group. | MIN - 4 days MAX < 30 days | | | 3-Property taxes/W&S fees must be up to date before STR registration issued. 4-Pass full safety inspection 5-No people may be housed outside of dwelling (tents, etc.) 6-Trash removed weekly 7-VR-1 - owner shows proof of primary residence (tax return/driver license) 8-If property changes owners, new owner may keep ST registration until end of its term. (5/31/xxxx) (p.21-Land Use Ord Amend for STR) | | 4-CEO has Wait List (VR-2) - first on, first reviewed 5-New applications (once issued) CEO alerts any abutters within 50 feet of outer boundary 6-STR registration-owner still needs to get other permits as needed for other functions | | | 9% of total dwelling units in Bar Harbor (town wide cap) --- CHECK --- limit per owner? | |

