

Sunny Townsend
HigginsBeachMaine.com
LD 1181

Dear Senator Grohoski, Representative Cloutier, and members of the Joint Standing Committee on Taxation,

I'm Sunny Townsend, Realtor & owner of a vacation rental business at Higgins Beach in Scarborough for over 20 years. We professionally work with 100 property owners. Many of which are also Maine residences and I myself own two properties that I short term rent.

I'm writing in opposition of LD 1181 to protect the rights of my clients as property owners. Labeling short-term rentals as “commercial” properties could lead to significant tax hikes for property owners and introduces regulatory confusion: Property assessors—who aren't policy experts—would be making impactful classification decisions without clear guidelines. Also, heavier regulation and taxation could push short-term rental operators out of the market, affecting local tourism economies.

I appreciate your consideration,
Sunny