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I own property in Boothbay Harbor, Maine where the majority of homes are seasonal only. They cannot be lived in year-round, as the water supply is seasonal - and overground - and is turned off in October. Therefore, we are not displacing full-time rentals with these properties by renting them short-term.

Many of the owners use the properties themselves in summer and merely rent out a few prime weeks to help pay the bills. Insurance, property tax, and utilities are very expensive here.

Also, the covenants in our community, Sprucewold, state that a business cannot be run from the property - i.e. they cannot be zoned as commercial.

I understand the premise behind removing short-term rentals from the market if the property can house someone year-round, but this is simply not the case in Boothbay Harbor for the most part.