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To Maine State Legislators and others it may concern,

I am writing to express my opinion in regards to LD1590- “an act to define commercial and non commercial purveyors of accommodations for short-term rentals.” While acknowledging the housing crisis in Portland and throughout the state, I would like to stress that not all Short-Term Rental (STR) properties are the same and therefore should not be all lumped together and treated the same. While there are many apartment buildings that have been converted from long-term rentals into STRs, which directly harms the housing situation in Portland and elsewhere, My family’s situation is different, though not unique.

Our multi unit home provides two apartments for our long term tenants on the first floor. We reside on the second floor and have converted the attic into a master suite. It has a private entrance and makes for an ideal Airbnb property. It has a bedroom, bathroom and two sitting rooms. Without a kitchen, it could never serve as a long term rental.

The extra income it provides helps to cover our property costs and also provides opportunities for more visitors to come visit and boost Maine’s economy. Certainly, changing our tax status from non commercial into a commercial purveyor of accommodations would be detrimental to our future.

Please, as you weigh considerations on this decision, realize that not every Short Term Rental is a greedy landlord’s quest to squeeze out long-term options and capitalize on the surge of Airbnb and similar platforms. Sometimes it is a local family struggling with bills that has an extra bedroom. The STR landscape ranges a wide spectrum and I hope there is discussion to recognize this fact. Thank you,

Chris Dixon