

Justin McLaughlin
Cape Elizabeth

Dear Members of the Maine State Legislator & Elected Officials -

I'm writing to you today to express my firm support for short term rentals in the State of Maine, and the benefit they bring to local communities and the state. I grew up in neighbouring Massachusetts, spending many summer and winter vacations in Maine, always staying at seaside cottages or ski cabins.

Since then, I've moved to Cape Elizabeth and have been able to set up two short-term rental properties in town and have been able to help provide wonderful vacation experiences for families, just as I found growing up. My partner and I own two houses next to each other on Tucker Lane and Shipwreck Cove Road.

In addition to introducing visitors to our great state, our short term rentals also play an important part in supporting the community. In over \$200,000 of revenue, we pay 9% hotel tax. We also have a team of cleaners, contractors, property manager who are local to Cape Elizabeth and whom we pay between \$50 - \$100 per hour. My partner and I also pay Maine income taxes. We have the support of our local neighborhood. We know our neighbors well, we participate in our neighborhood association, and we have never had any complaints or concerns.

In April this year, Cape Elizabeth passed an ordinance essentially banning short term rentals. According to the ordinance, advertising of rentals is not permitted without a license, which must be issued before January 2nd each year. The new licenses, following the passing of the ordinance, have yet to be made available. The town has made no concessions based on existing licenses.

As our two properties are across the street from each other, we expected we could rent for 102 days (using the clause of the ordinance saying that adjacent homes that are primary residence may be rented for 102 days rather than standard 42). Because the two homes are not directly adjacent but diagonally adjacent, this disqualifies us.

What has made all of this even more unfortunate is that we have communicated multiple times to the local council members in Cape Elizabeth, providing our concerns, perspectives, and hopes (as tax payers and residents of Cape Elizabeth) and haven't had a single response.

We feel that the approach Cape Elizabeth has taken has violated our rights as homeowners, taxpayers, and residents of Maine. I firmly believe in the value, legacy, and diversity short term rentals bring to Maine and strongly believe in this legislation to protect citizens who want to continue this important tradition and bring valuable revenue to our state.

With Kind Regards,

Justin McLaughlin
2 Tucker Lane
36 Shipwreck Cove Road