

Peter L. Murray
104 North Street
Portland, Me 04101

April 23, 2021

Maine State Legislature
Committee on State and Local Government
State House
Augusta, ME

Re: LD 1365

Dear Members of the Joint Committee on State and Local Government –

Will you please accept these comments in opposition to LD 1365, “An Act To Prohibit Municipalities from Prohibiting Short-term Rentals?” In our view this measure is an inappropriate constraint on the ability of Maine municipalities to regulate business activities within their jurisdiction and would make a sometimes controversial commercial activity immune from effective municipal regulation.

In some cities and towns, AirBnB and other forms of short-term rentals have displaced appreciable numbers of scarce affordable housing units. In some neighborhoods, the prevalence of active overnight accommodations and the transient traffic generated by this activity have seriously eroded the neighborhood atmosphere and sense of community.


It is fair to say that in some contexts, the negative effects of short-term rental activity so far outweigh any positive benefit to individual proprietors that a community might well come to the conclusion that this activity should be restricted even to the point of being banned in particular neighborhoods or even in particular municipalities. It would be a shame if municipalities were fettered in their ability to deal with the problems caused by short-term rentals by a special prohibitory statute to protect the short-term rental industry.

Why indeed should short term rentals have special protection that is not afforded to any other occupation or activity? To say that a particular activity should be immune from a municipal ban no matter how many problems it may cause smacks of discrimination.

It appears to us that this bill is a move by Airbnb to immunize itself from meaningful regulation at a time when its activities and the fallout caused are coming under increasingly skeptical municipal consideration.

Please report LD 1365 "Ought Not to Pass"

Thank you very much,

A handwritten signature in black ink, appearing to read "Peter L. Murray". The signature is written in a cursive, flowing style with a large initial "P" and a long, sweeping tail.

Peter L. Murray