Town of Kennebunkport

Short Term Rental Committee

07/25/2018 5pm at 32 North St

In Attendance: Ann, Linda, Marlene, Werner, Jane, Sheila

Committee:

 Comments on sample draft documents for STR application and ordinance

Includes references to Rockland and ordinances not in Kennebunkport (changes need to be made to documents)

 Old Orchard Beach rental ordinance mentioned, require business license and inspection

 Complaint driven process

 Getting a regulation and permitting process going is a big task with cost and time consideration

 Werner mentioned using mixed oversight utilizing online process along with staff

 Marlene shared her experience with Kennebunkport Residential Rental Accommodations (RRA)

 Had to go through approval process with Zoning Board of Approvals for permit

 Are there issues with single room issues?

 Not many permits issued

Werner mentioned it would be practical to incorporate STRs and RRA if adding STR regulations

 Sheila asked about injuries/liability, who is responsible?

 Ultimately responsibility falls on Homeowner, possibly town if permitting process

 Werner mentioned regulations/ordinance would be reviewed by town lawyer

Public Comments and questions:

 What is a property management Co?

 Why can’t current ordinances/regs be used or adjusted to address concerns of STRs?

If the issue is the community changing from residential to commercial in nature, why not regulate other “commercial” use?

Too much oversight/babysitting

Werner: Committee is reviewing options and looking at what other towns are doing to make recommendations to Board of selectmen

 How do we get needed information into public system?

Public: Use existing system, add contact info to tax card

Insurance Co. already inspects rental property for insurance purposes, why do STRs need extra inspection by Codes?

It was reported that an email from Police Chief stated there were 151 noise complaints in the last 3 years (no way to determine what type of complaint/property with currently collected info)

Home Association rule vs. town rule

 Managed by association

What data has been collected?

 Limited data available

Data/questions

 Impact on Market Rate?

 How many life Safety deaths in Kennebunkport

 Cost of regulating?

 Impact on taxes of non-renters?

 Define property?

 What regs are already on books that will cover these reported issues?