Town of Kennebunkport

Short Term Rental Committee

08/07/2018 5pm at 32 North St

In Attendance: Jane, Anne, Bill, Marlene, Werner

Werner gave brief outline for evening- Take public comment for 30 minutes, review current regulations that can address any potential STR issues, the number of non-owner occupied properties, and survey ideas and questions.

 Public shared desire to make comments at end of meeting instead of during first half hour

 Committee agreed to take public comment at end of meeting

Public asked question about possible regulations including single room rentals

 Kennebunkport Residential Room Accommodation already addresses roomers

**A. Review of regs & ordinances**

Barking dogs difficult to apply to STRs because of frequent turnover and many occupants are on property for limited time, first offense fine $50.00

Fireworks are prohibited in Kennebunkport, fine no less than $200 no more than $400

Noise ordinance calls not classified specifically by police, difficult to prove because of need for device to measure, accuracy of downloadable meters depends on products

Solid Waste limits size of trash receptacles, requires locking covers (mechanical or friction), and limits to 5 containers per property, fine up to $1,000

Parking requires that each single dwelling have 2 off-street parking spaces, requires Residential Room Accommodations to have 1 additional off-street parking space per room rented in addition to minimum parking spaces required for the dwelling unit; commercial uses have different requirements.

Mass Gathering only addresses gatherings of more than 250 people

 Other possible ordinances that are not current code

Property maintenance- require standards for property maintenance (examples are home paint upkeep/chipping regulations or lawn height restrictions)

Overcrowding- currently no occupancy restrictions for single family dwelling

Marlene asked if the STR committee and the Residential Room Accommodations came to be in similar way

Werner mentioned that process has been complaint driven and the Town is trying to be proactive in addressing potential issues with STRs. Residential Room Accommodations have been compliant driven and there haven’t been any issues with Residential Room Accommodations regulations.

Anne mentioned the police process for noise should connect complaint to town office or code enforcement. Copies of reports are not currently forwarded to town office or code enforcement. Chronic complaints are usually brought forward, but no requirement to report to code enforcement.

Public agreed that ordinance violations should be forwarded to town office/Code Enforcement.

**B. Number of non-owner occupied properties currently used for STRs in Kennebunkport**

Towns independent research identified that there are approximately 265 STRs in Kennebunkport

20 properties are homestead exempt \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The number of owners with Kennebunkport addresses including Cape Porpoise, not including homestead exempt, is 45

There are 200 STRs where owners have an address that is not Kennebunkport

Homestead is good indicator of residence that is primary residence; occupied by owner at least 6 months of the year

Jane mentioned that some communities require homestead exemption for STR residency requirement

**C. Survey ideas and questions**

Asked committee about having different surveys (questionnaires) based on information needed

 Community survey- input of community

 Are you a resident of Kennebunkport/Cape Porpoise?

 Real Estate brokers survey- % of sales used as STR?

 Does ability to rent short term impact sale price?

Discussion on questions given as suggestions:

 True or False questions

\_\_\_\_I have short-term rental properties in my neighborhood and I find them to be good neighbors.

\_\_\_\_It is ok that the number of short-term rental properties in Kennebunkport is increasing. (Perhaps give some statistics)

 We don’t have the data for if STRs are increasing in Kennebunkport

Werner mentioned we would need to count year to year changes to see if there is an increase or not

\_\_\_\_Short term rentals are good for Kennebunkport

\_\_\_\_Goose Rocks Beach is unique when it comes to short-term rental properties.

\_\_\_\_I would like some limits on the number of short term rental units in Kennebunkport

Werner mentioned that just because the committee needs to report to selectmen, there doesn’t need to be a final resolution at that time. The committee needs to at least give a progress report to selectmen.

**Public Comment:**

Public felt that true false questions were formed to be negative

It was strongly shared that surveys cannot suggest solution or that there is an issue that needs to be solved

Seems like a few bad apples, Chronic offenders should be fined

Werner mentioned that it is difficult to fine without regulations in place, unless it falls under current regulations we discussed.

Housing prices are driven by desirability to live in Kennebunkport, not from STRs

Cities are very different than seasonal towns, desire to rent is year round vs only seasonally

The Town and long-term residents need to be protected, regulating STRs prevents people from having the opportunity to move back

Noise seems to be issue, how are noise complaints handled?

 Werner mentioned that there is no codes database for complaints

Committee asked about the requirements and inspections on online rentals like VRBO and Airbnb?

Public experience has been using the online rentals to rent properties not rent their properties out. Problem rental properties don’t get renters because complaints are posted online if they are not clean and in good condition.

Are the chronic complaint properties STRs?

Who is causing the problem? Noise example- info collected from police should be shared with code enforcement

 Needs to be mechanism for police to pass violations/complaints to code