



CITY OF HALLOWELL

ONE WINTHROP STREET
HALLOWELL, MAINE 04347

Doug Ide
Code Enforcement Officer

(207) 623-4021 x205 Fax: (207) 621-8317
ceo-lpi@hallowellmaine.org
http://hallowell.govoffice.com

Ordinance Rewrite Committee Short-Term Rentals

- **Define short-term rentals**

- Owner occupied: A single-family dwelling, duplex, or multi-family dwelling in which the property owner resides full time and in which sleeping accommodations, sleeping rooms, or dwelling units are available to rent by the day or week.
- Non-owner occupied: A single-family dwelling, duplex, or multi-family dwelling in which the property owner does not reside and in which sleeping accommodations, sleeping rooms, or dwelling units are available to rent by the day or week.

- **Zoning**

- Owner-occupied: Same zoning as for home occupation

Owner Occupied STR		
Permitted Use	Conditional Use	Not Permitted
DT	R1	BB
BA	R2	BC
BD	R3	
RF		

- Non-owner occupied: Same zoning as for B & Bs

Non-Owner Occupied STR		
Permitted Use	Conditional Use	Not Permitted
DT	R1	BB
BA	R2	BC
BD	R3	
	RF	

May want to consider making it conditional use in these districts

- **Performance standards for non-owner occupied STRs**

- Same standards as for B & Bs (1-5, below), plus some more (6-8, below)

SECTION 9-6XX

NON-OWNER OCCUPIED SHORT TERM RENTALS

1. There shall be at least one 9' x 18' parking space for each rental room.
2. There shall be at least one bathroom provided for the rental rooms.
3. Each rental room shall have not less than ten by twelve feet horizontal dimensions.
4. Each rental room shall be equipped with an approved smoke detector.
5. Secondary building exits shall be provided for emergency use in conformance with State and local fire and building codes.
6. If cooking facilities are available, renters may prepare their own food. Food shall not be prepared for renters by the property owner or his or her agent.
7. Any existing single-family dwelling unit being converted to a non-owner occupied short-term rental shall retain the essential characteristics of a single-family dwelling.
8. Mobile homes, campers, recreational vehicles, travel trailers, and other non-permanent structures shall not be used as short-term rentals.

- Consider adding an in-lieu fee if parking standard cannot be met on site and City parking (street, parking lot) is used

- **Licensing for non-owner occupied STRs**

- Annual license required (current innkeeper's license is \$100)
- Provide 24-hour contact info
- License can be revoked if XX number (3?) of any civil and/or criminal infractions in any 30-day period. License can be renewed by Council after XX days with conditions attached.

A Lighter Approach (From Nate/Harvard Kennedy School Conference)

The very lightest approach I can imagine other than not to regulate at all is to register all of them for a small fee (\$25?) and use that registry to get a count on units and 24-7 contact info to share with HPD and HFD and share expected life safety standards, and then fine hosts (\$250 up) for violations that involve your time (life safety complaints) or visits from HPD.

We could offer free consultations that would entitle the hosts to certification from the City that their units meet our performance standards, rather than dictating performance standards.

Lastly, we would double the fine for calls to any unregistered STR.

I hope you might consider this alternative in the event that the ORC does not work well with the recommendations that you made. I don't disagree with you about them, but I also feel that this industry will self-regulate and our involvement might be overlap that we can't afford from your week. I think we agree that life safety is the top priority, followed by protecting the fabric of neighborhoods.