

CITY OF HALLOWELL PROPOSED ORDINANCE

Relating to Short-Term Rentals

BE IT ORDAINED by the City Council of the City of Hallowell that the Revised Code of Ordinances, City of Hallowell (1997) is amended as follows:

1. Section 9-151 is amended by enacting Subsection 100.9 to read as follows:

SECTION 9-151

100.9 Short Term Rental

- A. Owner occupied. A single-family dwelling, duplex, or multi-family dwelling in which the property owner resides full time and in which 1 or 2 sleeping accommodations, sleeping rooms, or dwelling units are available to rent for thirty (30) consecutive days or less.
- B. Non-owner occupied. A single-family dwelling, duplex, or multi-family dwelling in which the property owner is not a full-time resident and in which any sleeping accommodations, sleeping rooms, or dwelling units are available to rent for thirty (30) consecutive days or less.

2. Sections 9-647 and 9-648 are enacted to read as follows:

SECTION 9-647 OWNER-OCCUPIED SHORT TERM RENTALS

1. Owner-occupied units consisting of 2 or fewer rental units shall not be subject to parking requirements.
2. Owner-occupied units consisting of 2 or fewer rental units shall not be subject to zoning requirements.
3. Owner-occupied units consisting of more than 2 units shall comply with performance standards of Section 9-648.
4. 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.

SECTION 9-648 NON-OWNER-OCCUPIED SHORT TERM RENTALS

1. There shall be at least one 9' x 18' off-street parking space provided per rental unit.
2. There shall be at least one full bathroom available for each rental unit.

3. Each rental unit shall have a minimum floor area of 120 square feet.
4. Each rental unit shall be equipped with a smoke detector and a carbon monoxide detector in compliance with the Maine Life Safety Code.
5. Each rental unit shall comply with local life safety codes where applicable as enforced by the State of Maine and all 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. Mobile homes, campers, recreational vehicles, travel trailers, and other non-permanent structures shall not be used as short-term rentals.

Public Hearing: August 10, 2020
First Reading: August 10, 2020
Second Reading: _____
Third Reading: _____

Ordinance No: _____
Effective Date: _____

City Clerk