

# **DRAFT**

## **South Portland Homeowners Short Term Rental Association**

### **Proposal for regulating Short Term Rentals**

The recently formed South Portland Homeowners Short Term Rental Association (hereinafter referred to as SPHSTRA) would respectfully like to submit our proposal to the South Portland City Council for regulating short-term rental housing in South Portland, Maine.

**Note:** While we as an Association have discussed and debated reasonable parameters for the below listed items, we have concluded that it is in the best interest of all parties to engage in further dialogue with the City Council before defining Short Term Rental (hereinafter referred to as STR) limits. As such, we deem this draft a working document that will encourage the necessary discourse between the Association & City Council to establish equitable regulation of short-term rental housing in South Portland. The Association looks forward to being an active participant before the Council during upcoming workshops, as we look to reach an amicable solution for all affected residents

Currently the SPHSTRA is working towards association rules and regulations that would require all STR owners in South Portland to participate in a fee based registration and written contract prior to receiving a permit from the City to operate. SPHSTRA would provide all registration documentation to the planning department with respect to membership, and association standing. All STR owners would be required to display their association permit # on all STR advertising; including but not limited to online sites. Permit numbers would be listed within the SPHSTRA registry of STR owners authorized to operate within the city of South Portland, Maine. This registry would be updated and maintained on a regular basis with open access to the city Police Department, Fire Department and general public via the SPHSTRA website. In the event of nuisance or non compliant properties regarding City or SPHSTRA regulations, we are looking towards language that would immediately terminate any STR owner's right to operate after receiving three (3) substantiated complaints from neighbors or the City of South Portland during a 90 day period.

#### **1. Operational Property Limits:**

There will be a cap (300 approximate-to be determined via workshop input) on units spread over all districts city wide. Please note that while this number is the same as is for Portland, the STR's in the city of Portland are primarily

located on both peninsula's and are multi unit non-owner occupied buildings. In contrast, the city of South Portland has primarily single family homes spread throughout several city zones.

**2. Cap on Units:**

No individual or family can operate in excess of (to be determined via workshop input ) STR properties in the city of South Portland, Maine.

**3. Insurance Requirements:**

Liability insurance limits will be a minimum of (to be determined by workshop input) dollars.

**4. Outdoor Use Limitations:**

Quiet hours will be established between 9:30pm and 9:00am EST (Monday-Sunday). Beyond the above time parameters, outside gatherings and fire pits will not be permitted.

**5. Room Occupancy Limitations:**

Limitations on Occupancy per night (number of guests to be determined via workshop input).

**6. Parking:**

All STRs must be able to provide off street parking. Paved driveway, pavers, concrete etc. (no lawn area useage allowed).

**7. Length of Stay:**

STR length of stays can range from \_\_\_\_\_(to be determined via workshop input).

**8. Association Contact Information:**

Contact information on all STR owners will be available to the city and neighbors at all times on the SPHSTRA website.

**9. Out of State STR Ownership Requirement:**

Non-owner occupied STRs whose owners live out of state will be required to appoint a local representative/contact who will be available on a 24 hour basis to handle emergency matters of the property during the rental periods.

The SPHSTRA is sensitive to the concerns of the community as a whole, and feel that we have a duty to work with our neighbors to address any & all concerns about the neighborhoods and the quality of life issues. We hope & trust that our collective draft proposal is representative of our desire to take responsibility around our property ownership & the investment we have in the greater communities that make up our treasured City of South Portland, Maine.

It is our ultimate goal that we, as a group of fellow citizens, homeowners and

neighbors, can work together to formulate a solution that is acceptable to every citizen's needs and desires. We understand that there is a common thread that binds all parties together and that is to preserve the quality of our beautiful neighborhoods in a reasonable & responsible manner.

Thank you, in advance, for your time and consideration of the above SPHSTRA draft proposal and we look forward to our continued dialogue to reach a reasonably prudent solution for all interested parties.

Respectfully,

Peter Cooke - President

John Murphy - Vice President

Paul Vose - Treasurer

Marilys & Robert Scheindel – Co-Secretaries