

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: September 16, 2020
SUBJECT: Short Term Rental Comprehensive Plan Amendment

Introduction

At the August 10, 2020 meeting, the Town Council formally referred to the Planning Board a request to amend the 2019 Comprehensive Plan recommendation #86.

Discussion

The town is revising its short term rental regulations. The draft amendments are a major shift toward limiting STR operations to the homes of primary residents. Town regulations and the comprehensive plan should be in alignment. With the shift in STR regulation, a companion amendment to the comprehensive plan recommendation may be prudent.

Recommendation #86 follows:

Streamline administrative tracking of short-term rental activity by requiring a permit, without expanding regulatory requirements, for operating a homestay or short-term rental of two weeks per year or less.

Suggested revision

For the purposes of discussion, the following replacement recommendation has been drafted.

Restrict Short Term Rentals (STR) to protect the peaceful quiet and enjoyment of neighborhoods and preserve housing stock. Limited short term rental activity associated with primary residency, or in remote areas of town, may be allowed within a permit structure that allows tracking of activity and funding for enforcement.