

**Short-term Rental Regulation Research Matrix**

Municipality	Short-Term Rental Definition	Require Rental Owners to Register	Registration Fee	Non-owner-occupied restrictions	Locational Limits	Primary Residence Requirement (Owner Occupied)	Listing Platform Requirements	Post Registration Number in Unit	Display Registration Number on Ads	Inspection Requirement	Insurance Requirement	Occupancy Limits	Parking Limits	Local Contact Person	Good Neighbor Guidelines	Owners Required to Keep Records	Abutter Notification of Registration	Enforcement Authority	Enforcement Action	Notes
Bar Harbor	Less than 30 days, minimum of 5 days	Yes-Annual	\$250 annual application fee	No	No	No	No	Yes	No	Yes-property shall pass inspection prior to approval, annual life safety inspection	No	No	No	Yes	No	No	No	Code Enforcement Officer	CEO provides written notice of violation to owner, if violation is not corrected CEO makes report to the Council, owner could be subject to fines or suspension/revocation of permit	currently working on revising-proposed two different STR categories based on primary residence vs. not primary residence, for not primary residence category-proposed 4 night minimum stay and maximum number of licenses issues (7.5% of total number of dwelling units in town)
Boston	28 days or less	Yes-Annual (Business Certificate)	Limited share-\$25, home share \$200, owner-adjacent \$200	Yes, all units must be owner occupied. Limited Share and Home Share units must be an owner-operator's primary residence An Owner-Adjacent unit needs to be located within the same property as an owner-operator's primary residence.	No	Yes (9 months out of a 12-month period)	City enters into agreement with listing services to help with enforcement including removing listings that are not registered (Airbnb settlement), any listing service that fails to actively prevent or remove illegal listings shall be fined \$300 per day	No	Yes	Yes, all rental properties must be inspected atleast once every five years	No, but required under Massachusetts STR law	Yes	No	Yes	No	Yes	Yes	Inspection Services Department	\$100 per day for offering unregistered or suspended units, residential units subject to 3 or more violatons within a 6-month period are deemed ineligible (\$300 per day fine for offering ineligible units for rent)	
Cape Elizabeth	Less than 30 days, minimum of 7 days	Yes, if rented for more than 14 days-Annual (Permit) Except short-term rental of a bedroom within a home that is the principal residence is allowed as a "homestay" and does not require a permit	\$50	No	No	No	No	No	No	Yes-property shall pass inspection prior to initial approval, re-inspection upon renewal no less than every 5 years	No	Yes	Yes	Yes	Yes	No	No	Code Enforcement Officer, Police Department assists with investigating complaints	Three strike system: first complaint-owner is notified and must provide a plan for avoiding future violations, second complaint-permit is revoked for 30 days, third complaint-permit is revoked for one year	April 13-Council approved 180 moratorium on the issuance of new permits beginning June 1. In July Council forwarded amendments to Planning Board for review including four categories of rentals-hosted, unhosted, seven acres plus, and short-term rental adjacent, adding maximum days out of days out of calendar year that rentals may be rented, revised penalties, owners must keep registration records, no short-term rentals may be operated in multi-units unless all are under common ownership and no STRs on property with 5 or more units, and added good neighbor policy
Kittery	less than 30 days	Yes-must be issued a license, must be renewed annually	owner occupied-\$50, non-owner occupied-\$100	No	No	No	No	Yes	Yes	No	No	Yes	Yes	Yes	No	No	No	Code Enforcement, compliants also received by Police Department	Licenses may be denied, suspended, or revoked, \$250 violation fee. Each day any vilocation continues constitutes a separate offense	The baseline number of short-term rental licenses available for issuance will be equal to the total number of licensed short-term rental units as of December 31, 2020. The number of licenses issued in calendar year 2021 may not exceed the starting number plus 8%. The number of licenses issued in calendar year 2022 may not exceed the total number of valid licenses as of December 31, 2021 plus 8%.
Old Orchard Beach	Any person who wishes to rent their proerpty must apply for a business license. Seasonal rental means any rental unit, including hotels, motels, cabins, condos, single-family homes, duplexes or multifamily dwellings which ar erented or available to be rented only during the period March 1 to December 1	Yes-Business License	\$100 new application fee plus \$25 per unit first 10 units, plus \$7.50 per unit thereafter	No	No	No	No	No	No	Yes-upon registration	No	No	No	No	No	No	No	Planning & Codes	Operating without a license-not to exceed \$100 from the first day the offense occurs, second day the offense occurs the fine shall not exceed \$250, third day and subsequent days thereafter shall not exceed \$500. Each day such violation continues shall be considered a separate violation	
Portland	Less than 30 days	Yes-Annual	fees are cummulative, and increase based on the number of units registered, non-owner-occupied fees are double. Owner-occupied units \$100-\$2,000, Non-owner-occupied mainland units \$200-\$4,000, registration and renewal fee discounts from units within fully-sprinkled buildings, with centrally monitored fire alarms, that have passed HUD Housing Quality, and Uniform Condition Standards inspections within the last year, and that prohibit smoking	Yes-No more than 400 non-owner occupied mainland short-term rental units shall be registered in one calendar year, no individual or entity may register a short-term rental in any single family home unless it is owner-occupied; tenant- occupied with permission of the owner; or located on an Island.	Yes-No more than 400 non-owner-occupied mainland short-term rental units shall be registered in one calendar year, an individual or entity may only register up to 5 short-term rental units in the City in any one calendar year	Yes, must reside as legal residence for more than half of the year and must be used as the address for tax and government identification purposes	No	Yes	Yes	Yes-as a condition of registration	No	Yes	No	Yes	No	Yes-rental history and upcoming reservation information	No	Housing Safety Department	\$10 per unit registration late fee, the City will not issue certificates of occupancy to unregistered rentals, permits are revoked and owners are not allowed to register for one year if their properties are designated disorderly houses and not remedied, owner is prohibited from operating upon second disorderly house designation, violations are grounds for the City to deny applications or renewal applications	
Rockland	Less than 30 days	Yes-Annual (Permit)	\$100 Planning Board Review/Permit Fee	Yes-cap approval of new non-owner occupied rentals at 45 and three different types of STRs. STR-1 owner-occupied single family structure in which not more than one bedroom is rented or a dwelling unit in a two family structure in which one unit is occupied by the owner of the entire structure that is rented, STR-2 single family structure that is not occupied by its owner, STR-3 one dwelling unit in a multi-family or mixed-use structure	Yes	Yes- for single family structures, accessory apartments or units in duplexes or multi-units	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes-all rental transactions (number of guests and duration of stay)	Yes	Code Enforcement, complaints filed with the Police Department	Renting or advertising without a permit-\$500, \$1,000 for subsequent violations, \$250 other violations	Short-term Rental Task Force was meeting pre-pandemic. The Task Force has been studying the current regulations for STRs in Rockland.

Saco	Rented for up to four months, periods shorter than 6 days are prohibited	Yes-Annual (Seasonal Rental License)	first license fee shall be established by the City Council after a public hearing, \$10 renewal fee, additional fee if reinspection is needed	No	Yes-Only single-family, two-family, and multi-family dwelling units within the area east of Seaside Avenue and Camp Ellis Avenue and areas within 400 feet to the west of the center line of these streets may be rented or leased as a seasonal dwelling.	No	No	Yes	No	Yes-upon application	No	Yes	No	No	No	No	No	Code Enforcement Officer	Renting without a license-not less than \$100 per day and not more than \$1,000 per day for each violation, license can be suspended or revoked, failure to display a license-not less than \$100 and not more than \$1,000 per day for each violation
South Portland	Less than 30 days, minimum of 7 days for non-hosted homestays	Yes-Annual	\$200 for hosted rentals and \$400 for non-hosted rentals, plus \$100 fire safety inspection fee and \$20 processing fee	Yes, prohibited in all residential zoning districts	Yes, non-hosted home stays are prohibited in all residential zoning districts	Yes for hosted homestays (183 or more days)	No	Yes	Yes	Yes-Hosted Home Stay-for single-family dwelling unit (or authorized associated accessory dwelling unit) or two-family dwelling unit, self-inspection upon registration and renewal; thereafter, at request of City inspection officials. For a three- or four-family dwelling unit, inspection by Fire Chief of the entire building prior to initial registration and any renewal registration	Yes	Yes	Yes	Yes	Yes	Yes-all rental transactions	Yes	City Clerk (registration) Code Enforcement Officer (complaints)	Operation without registration-\$1,000 per day for first offense, \$1,500 per day for each additional offense, any other violation-\$500 per day, violations are revoked for the City Clerk to revoke or suspend licenses and/or prohibit owners from registering
San Antonio	30 days or less	Yes-Every Three Years (Permits)	\$100 application fee, \$100 renewal fee	Non-owner-occupied rentals (type II) shall be limited to no more than 1/8 of the total number of single-family, duplex, triplex, or quadplex units on the block. No more than one non-owner-occupied unit within 5-7 unit buildings and no more than 1/8 of the total number of units on the same land lot or parcel for buildings with eight or more units	No	Yes	No	Yes	Yes	No-inspections only required by complaint, owners must certify that fire extinguishers have been inspected annually	Yes	Yes	Yes	Yes	No	No	No	Development Services Department	Violations punishable by a fine of not less than \$200 but not more than \$500 per occurrence, permits are revoked if violations are not corrected within the specified time period
Seattle	30 days or less	Yes-License (annual) and must register every two years	\$75 per dwelling unit	An operator's license entitles individuals to operate up to two dwelling units that they own as short-term rentals. One must be the operator's primary residence. The other may be located in another dwelling unit that is not the operator's primary residence.	The City has designated legacy zones where operators can continue to operate more than two units if they were in operation before September 2017	Yes	Platforms must obtain licenses-quarterly fee based on the total number of nights booked for short-term rentals, \$500 per day for each violation for the first ten days, \$1,000 per day for each violation for each day beyond ten days until compliance is achieved, must remove any listings upon notification from the City, must provide the City a report with the total number of short-term rentals listed on the platform and the total number of nights all short-term rentals were rented through the platform during the applicable reporting period, must provide a summary of the ordinance to all operators, and must allow the City to review records upon request	No	Yes	Yes-must be inspected at least once every ten years	Yes	Yes	Yes	Yes	No	No	No	Department of Finance and Administrative Services	City issues civil citation to the operator, operator must respond to citation within 15 days, operator must respond by paying the fine or by requesting a hearing, first violation-\$500 or warning, subsequent violation within 5-year period-\$1,000