

March 11, 2020 Short-term Rentals Public Forum Group Exercise Themes

Theme	Suggestions	Dots	Total	
Concerns related to non-owner occupied/investment properties	People buy homes just to rent them. Negatively impacts neighborhood	12	33	
	Owned by out of staters. No supervision of dogs, noise.	11		
	concern over individuals/corporate ownership of multiple properties	5		
	Out of State Owners	3		
	accountability/absentee owners (nuisance, trash, noise)	2		
STRs are a revenue source for owners	Revenue (for owners)	8	28	
	can cause economic hardship if rules are changed	8		
	supplemental income	5		
	Provides extra income	4		
	good source of income especially for those who might need it	3		
Concerns related to transient guests	opens homeownership to more people	0		
	Visitors not neighbors	8		16
	Very high turnover-every few nights	6		
Transient	2			
Short-term rentals provide an affordable local lodging option	Provides options for visitors that are affordable	8	16	
	Lodging options for residents' friends and family	4		
	makes visitation more accessible-lower costs, with family-pets-space needs	3		
	Chance to help people moving to the area	1		
Having short-term rentals in town benefits local businesses	Economic stimulus for local businesses	7	15	
	Benefits local businesses	3		
	increases local businesses: restaurants, attractions, etc.	3		
	Tourism	2		
Parking/traffic concerns	Parking	6	13	
	parking-concern	4		
	parking and traffic flow	2		
	Make parking limits-2 spaces per house	1		
	Traffic	0		
Land Use/Zoning Concerns	Commerical activity in a residential area. Different zoning.	9	12	
	Legal Land Use Issues and Court	1		
	Need regulation to fit different zoning districts, for example parking, noise-4th of July, all summer long on Foreside	1		
	Should be compatible with neighborhood	1		
Town Exposure	Exposure to Falmouth (future residents)	4	12	
	Town Exposure	3		
	Meet great people from all over	3		
	gives opportunity for out of towners to meet "real locals/mainers"	2		
Resources to enforce/enforcement cost	Resources to regulate and enforce	5	11	

	cost of enforcement if rules are imposed?	6	
Owner-occupied (positive?)	Owner occupied offers more supervision	6	9
	Homeowner occupied	2	
	Owner occupied is better for the neighborhood	1	
	Present Owner	0	
Too many STRs in neighborhood	STRs within 100 yards of my house-too dense	5	8
	16 of 27 houses in small area are STR and long term (Underwood as example)	3	
Safety concerns	Over-occupy-limit number of visitors per rental	5	7
	safety issues could increase	2	
	safety (occupancy, fire hazards)	0	
Noise	Noise	4	5
	Noise issues	1	
Neighborhood Character	Changing community culture	4	5
	Character of the neighborhood	1	
	Can change character of neighborhood cohesivness	0	
Concerns related to STR guests' pets	Unattended Pets	4	5
	pets who are not familiar	1	
Inconsiderate Guests	Inconsiderate guests	2	4
	short-term renters may show less respect to surrounding properties because not educated	2	
Screening Renters	Safety-visitors not screened or vetted (other than reviews)	2	3
	lack of ability to screen renters	1	
	Screening Renters	0	
Regulation is needed	there are presently no regulations/control	2	3
	accountability-create clear, firm, formal registration of rental properties	1	
	lack of control/oversight	0	
STRs negatively impact property values	Concern STRs negatively impact house values	1	2
	decrease in property values	1	
Town Brochure	Creation of a Town guide to Short-term rentals	2	2
	South Portland Good Neighbor Brochure	0	
STRs positively impact property values	increase in property values-investment in property	1	1
	Positively impacts resale values	0	
Neighbors being informed	Neighbors don't know what's happening	0	0
	Inform immediate neighbors	0	

Miscellaneous	Well kept/Better kept than long term rentals	6
	Owner's responsibility to set the tone	5
	Liabilities related to homeowner association/condo associations	4
	Housing flexibility	4
	Property owner rights	4
	Tax advantages	3
	State makes 9% lodging fee + income tax what's the concern?	2
	Housing shortage contributor	2
	Long Term Rental Tradition	1
	A way to keep houses occupied during residents' absense	1
	Penalties need to be equitable if rules	1
	Property values-could be seen many different ways	0
	Does list include STRs from realtors?	0
	Overuse of common areas	0
	Increases use of municipal services of trash, sewer, etc.	0
	How much is vacancy rate?	0
	Good company less lonely	0