



Short-term Rentals Public Forum

March 11, 2020





Tonight's Agenda



OVERVIEW



PUBLIC INPUT



NEXT STEPS

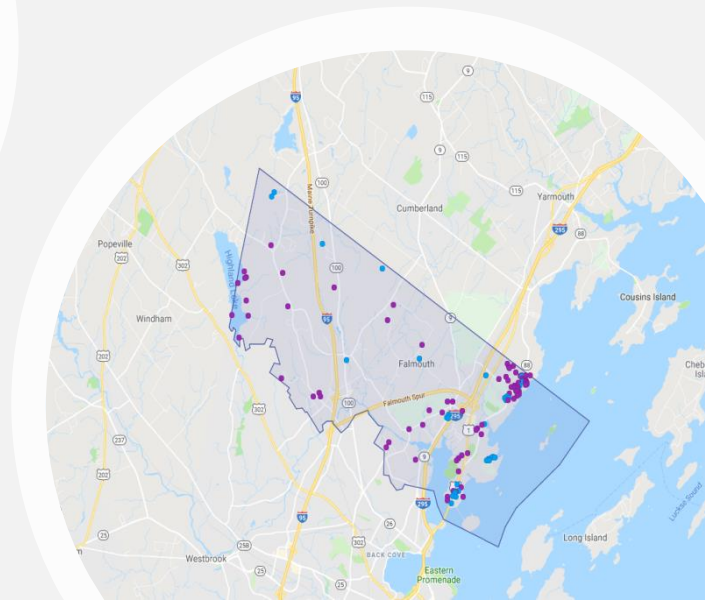
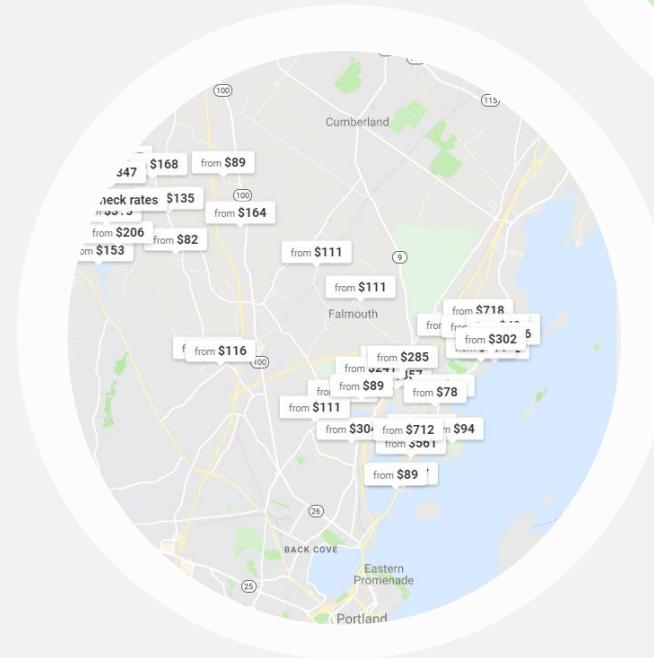
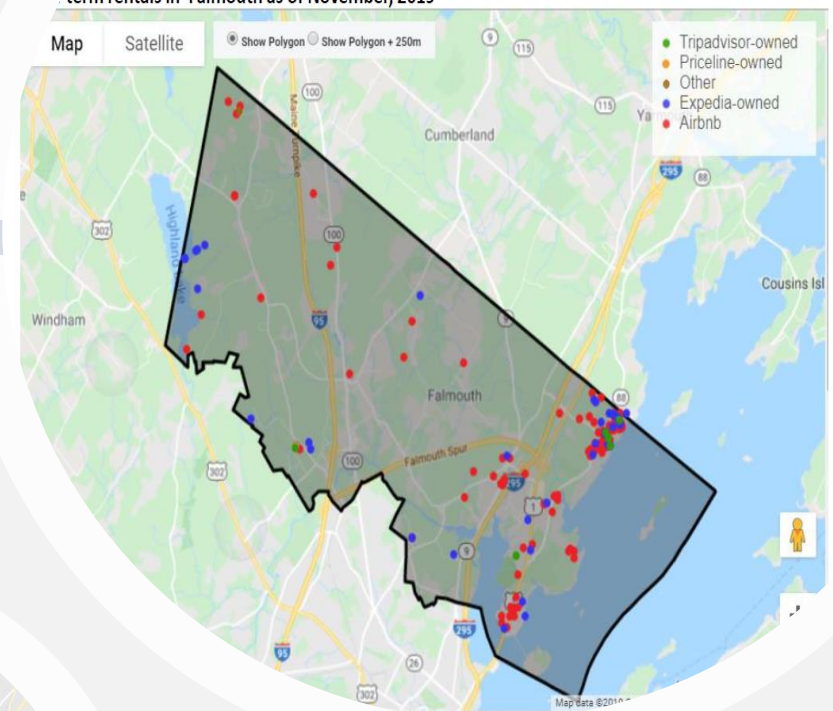
Background:

- The Ordinance Committee began discussing short-term rentals in 2018 after residents had contacted Councilors.
- In the 2019-2020 Council work plan, the Council directed the Ordinance Committee to explore options surrounding the development of short-term rental regulations.
- Town staff conducted research on the short-term rental landscape in Falmouth as well as Maine municipalities and select national municipalities' short-term rental ordinances.
- This research was presented at the January 13, 2020 Council meeting.
- At the meeting, the Council directed staff to hold a public forum.



Short-term Rentals in Falmouth

- Host Compliance Data as of November 2019
 - 144 listings, representing **122 unique rental units**
 - Median Nightly Rate-\$195
 - **80% Single Family Home, 15% Multi-Family Home, 5% Unknown Home Type**
 - **78% Entire Home, 21% Partial Home, 1% Unknown Room Type**
 - The number of short-term rental listings in Falmouth has increased **27% over the last year (113 to 144)**
 - The number of unique rental units has increase **31% since last year (93 to 122)**



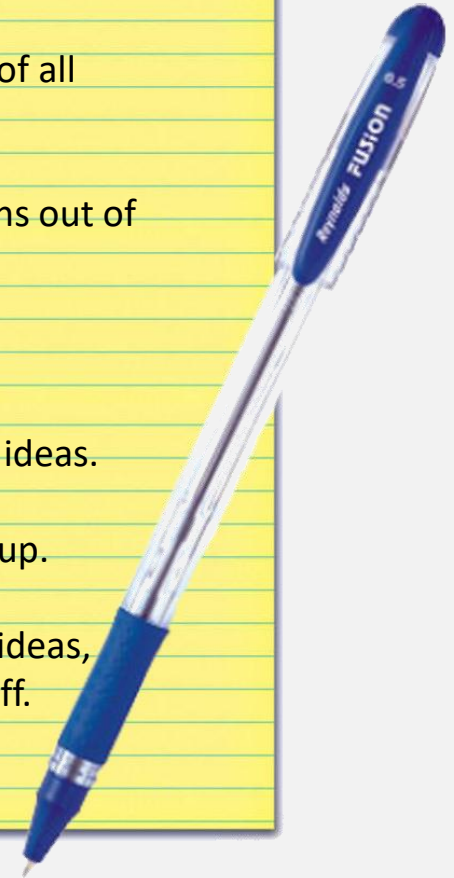
Feedback Received by Staff

revenue for local businesses
enforcement cost
regulation of STRs negatively impacts property values
STRs negatively impact property values
living amongst strangers
trash
owners not present
noise safety local lodging option
supplemental income
commercial use in residential zones
homes turned into investment properties
responsible owners
neighborhood character
ADUs as short-term rentals
property rights
traffic/parking issues

Public Input-Round 1

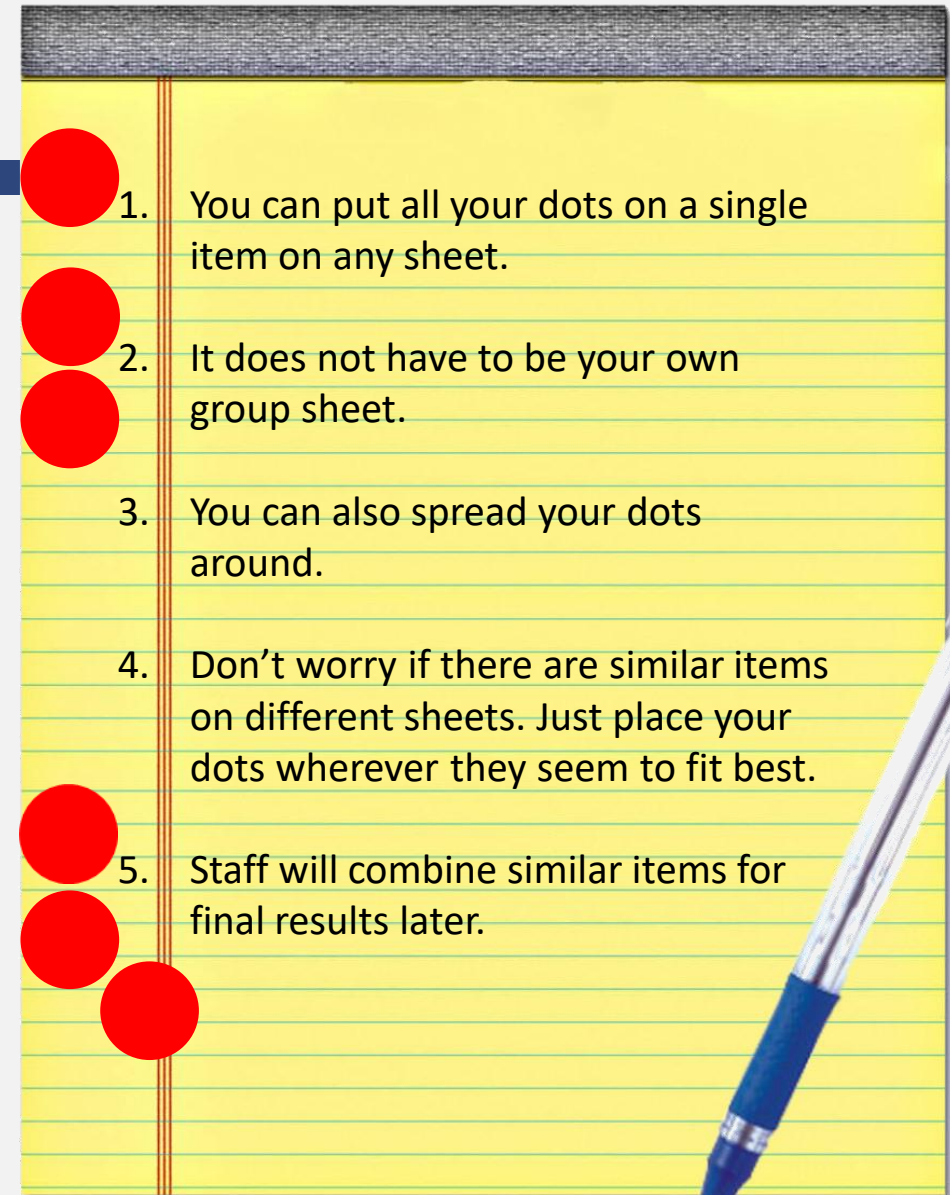
Name **anything**, big or small, that you see as a **benefit** or **concern** related to short-term rentals in Falmouth

1. Introduce yourself in your group.
2. Go around the table-each person gets to speak and list an idea.
3. Make a brainstorm list on pad of all ideas.
4. Take turns, until your group runs out of ideas.
5. No idea is a bad idea.
6. No need to rank or debate the ideas.
7. Just list them all as they come up.
8. When you are done with your ideas, please hand the sheet(s) to staff.



Public Input-Round 2

- Everyone will be given a **strip of dots**
- Place your dots next to **any item(s)** that you **feel is most important**



1. You can put all your dots on a single item on any sheet.
2. It does not have to be your own group sheet.
3. You can also spread your dots around.
4. Don't worry if there are similar items on different sheets. Just place your dots wherever they seem to fit best.
5. Staff will combine similar items for final results later.

Public Input-Round 3

To what extent do you agree with the following statements regarding short-term rentals?

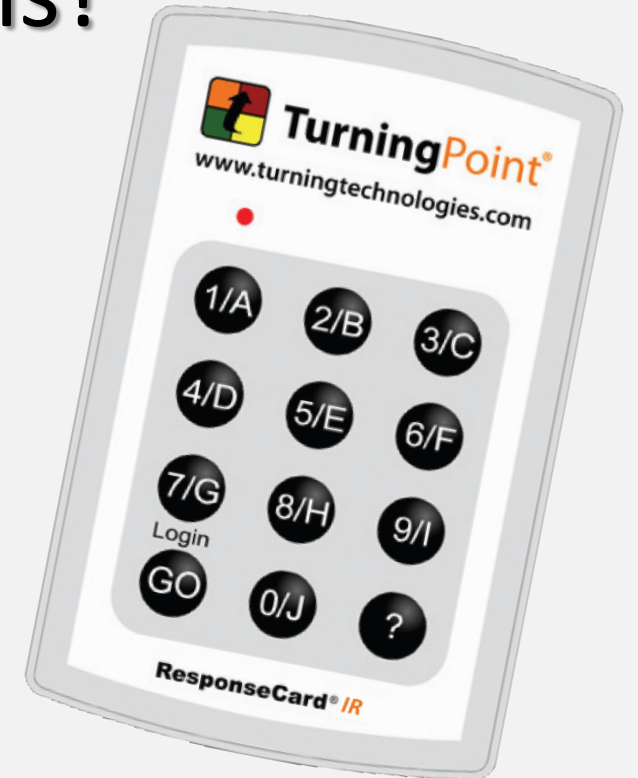
1 = I agree with this statement very much.

2 = I agree with this statement.

3 = I don't know or have an opinion about it.

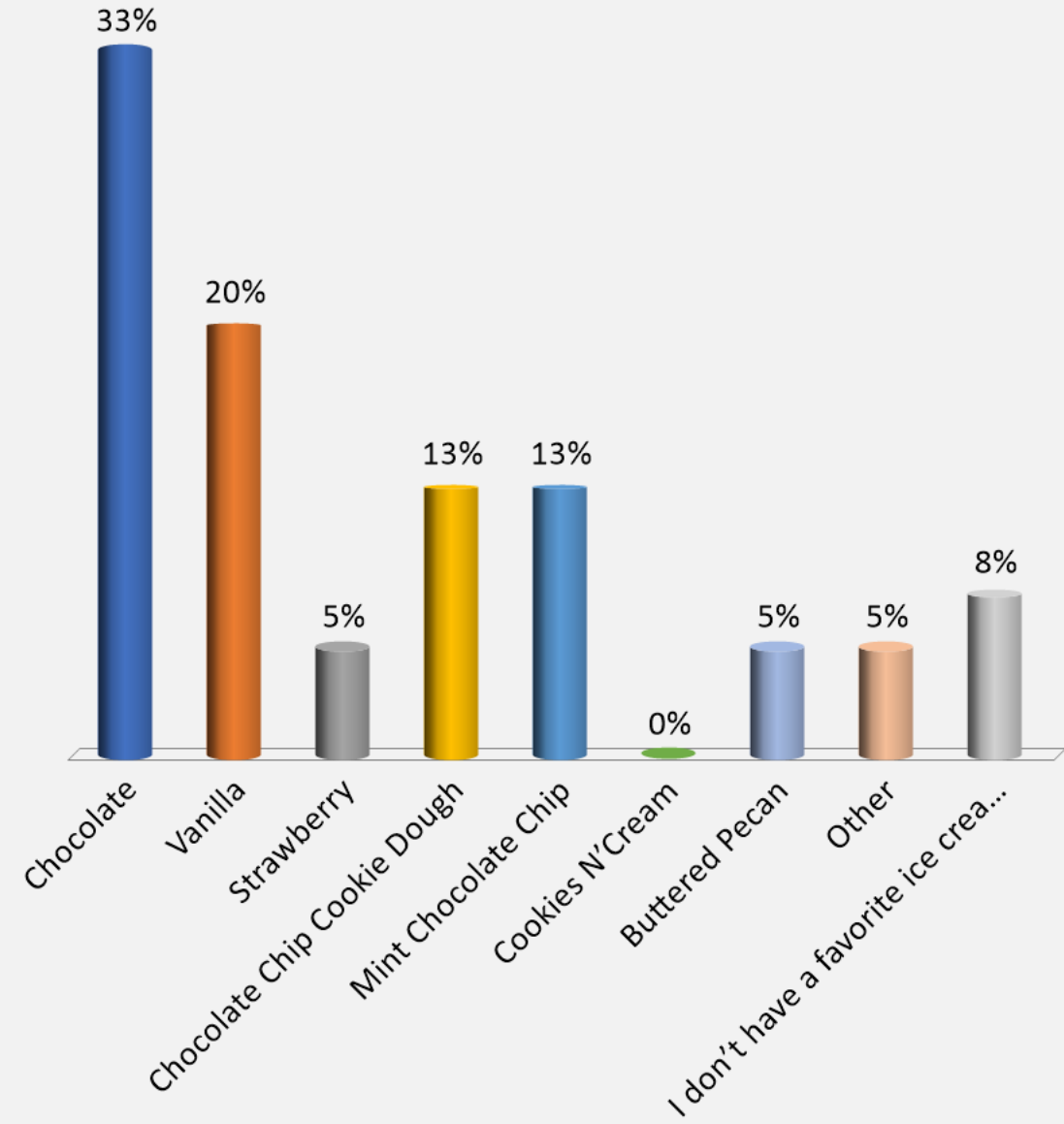
4 = I do not agree with this statement.

5 = I do not agree with this statement at all.



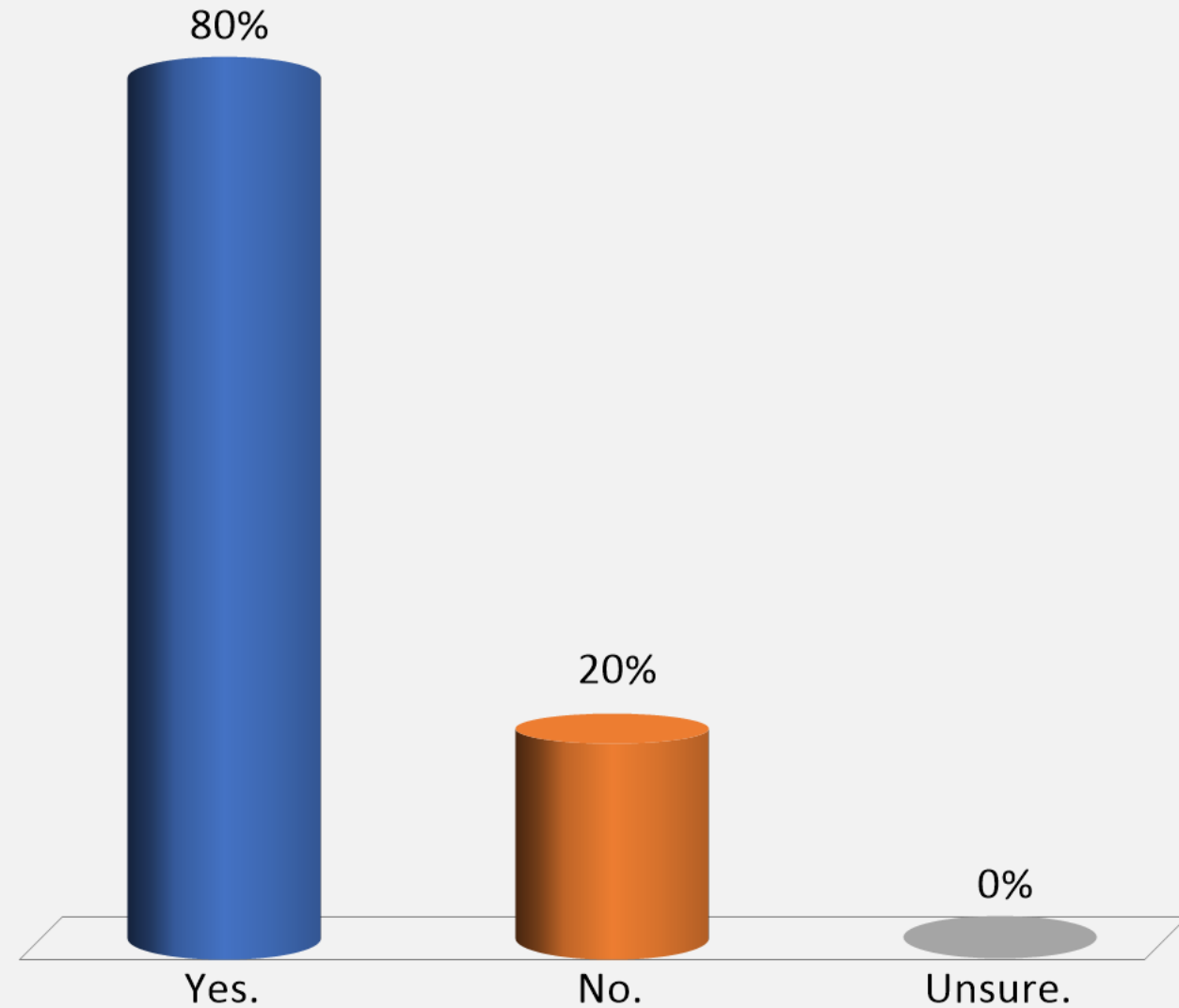
TEST Question: What is your favorite ice cream flavor?

1. Chocolate
2. Vanilla
3. Strawberry
4. Chocolate Chip Cookie Dough
5. Mint Chocolate Chip
6. Cookies N' Cream
7. Buttered Pecan
8. Other
9. I don't have a favorite ice cream flavor.



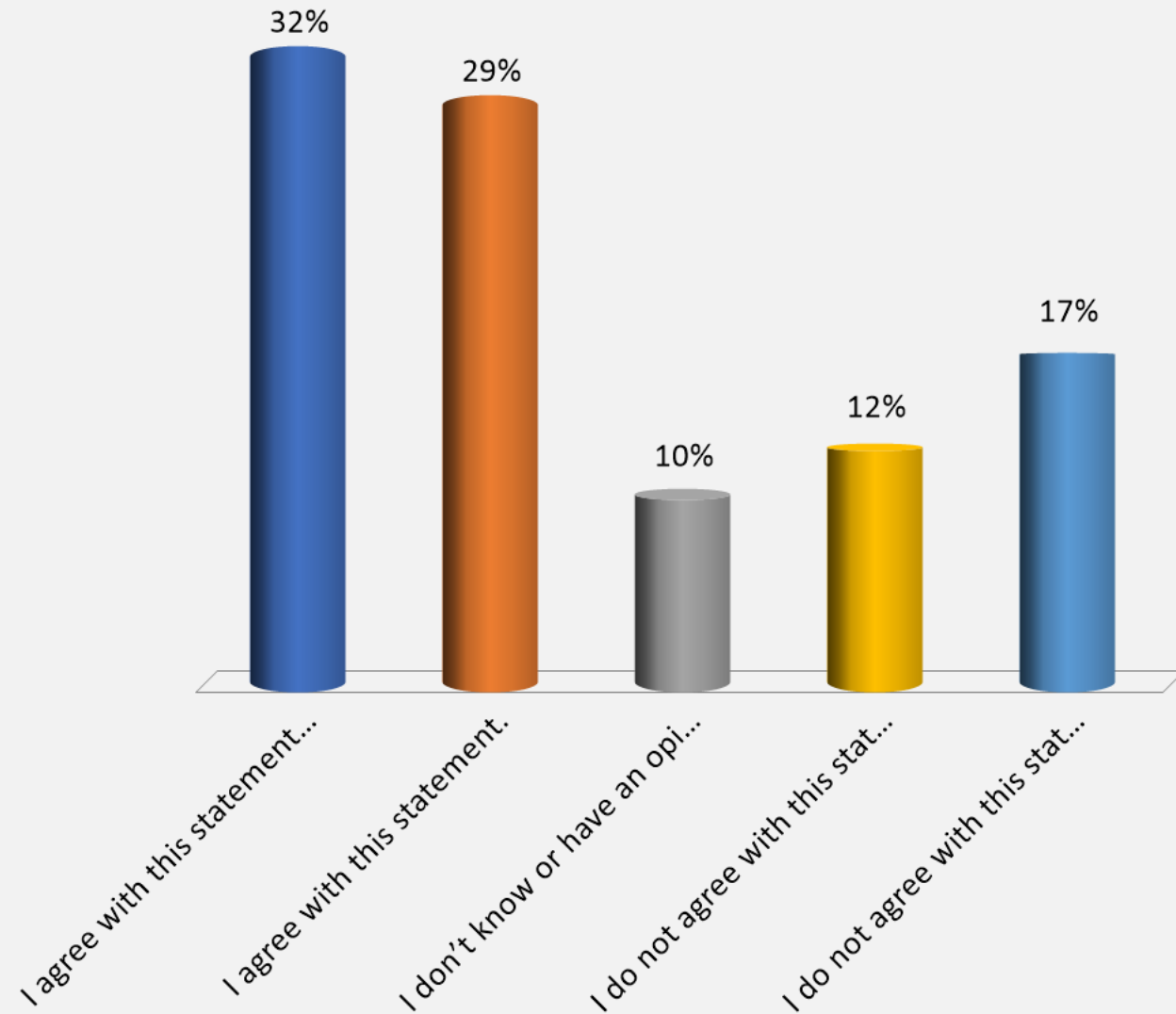
I have stayed in a short-term rental.

1. Yes.
2. No.
3. Unsure.



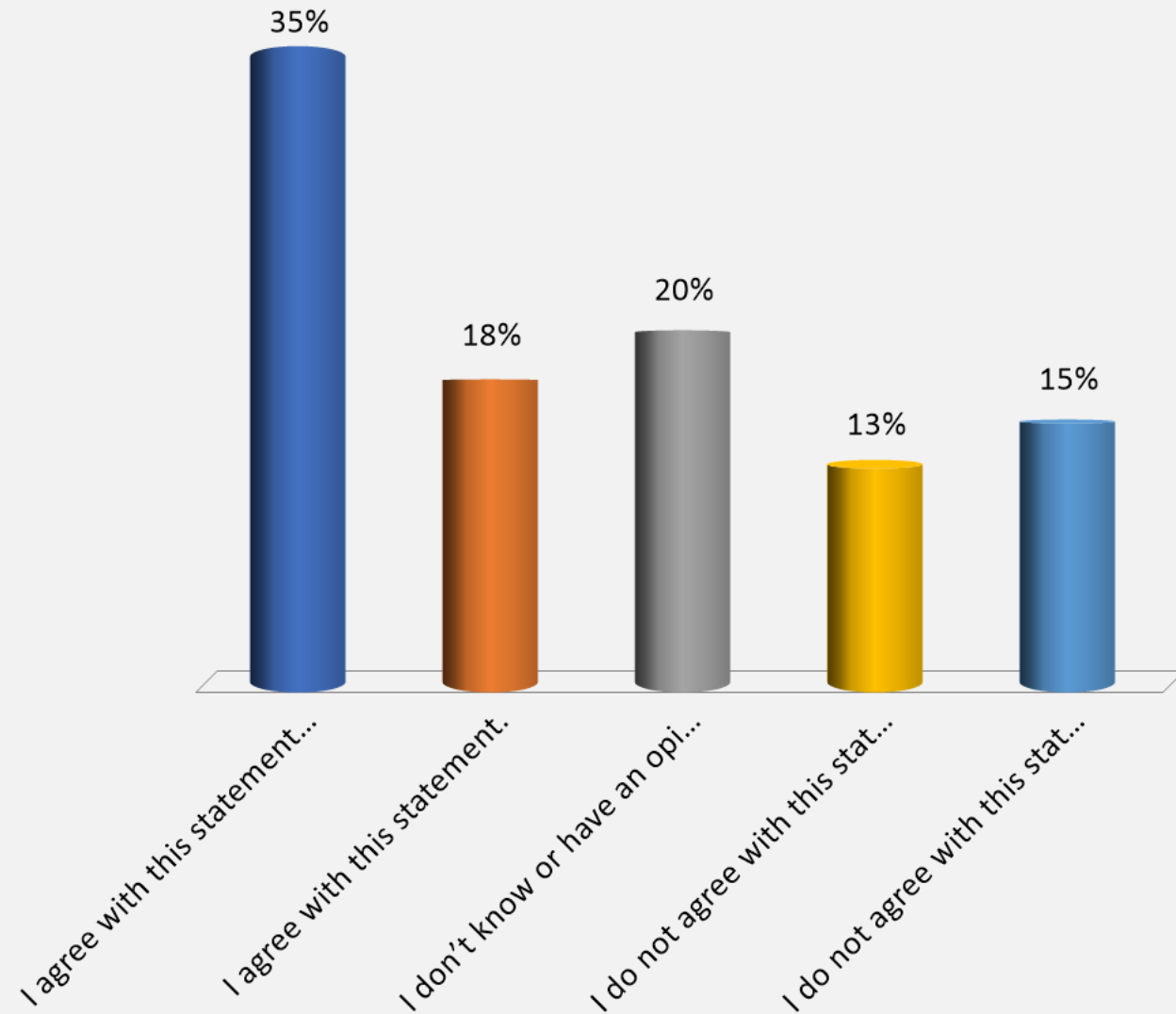
It is important that property owners are allowed to operate short-term rentals as a supplemental income source.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



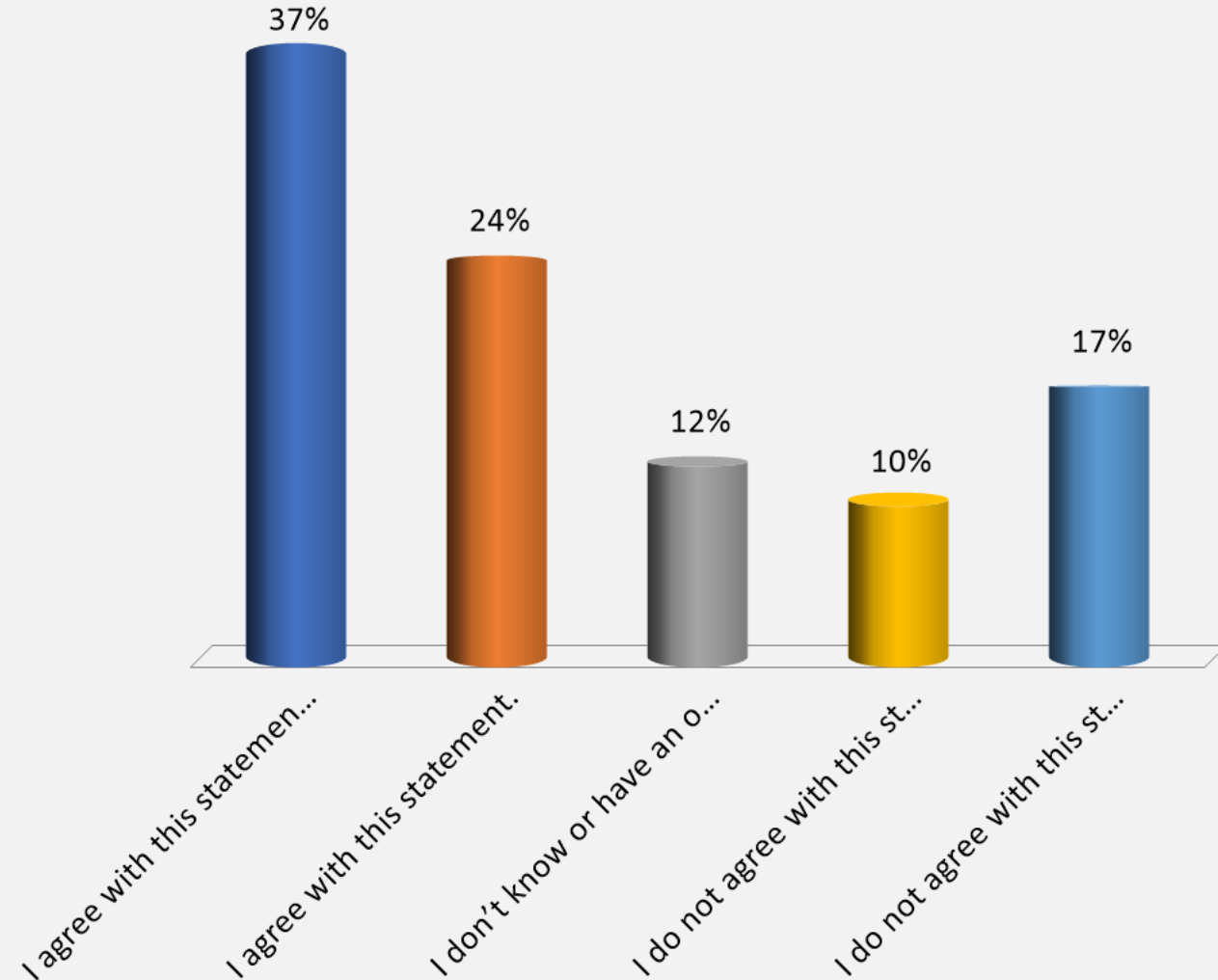
It is important that short-term rentals provide a source of revenue for local businesses.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



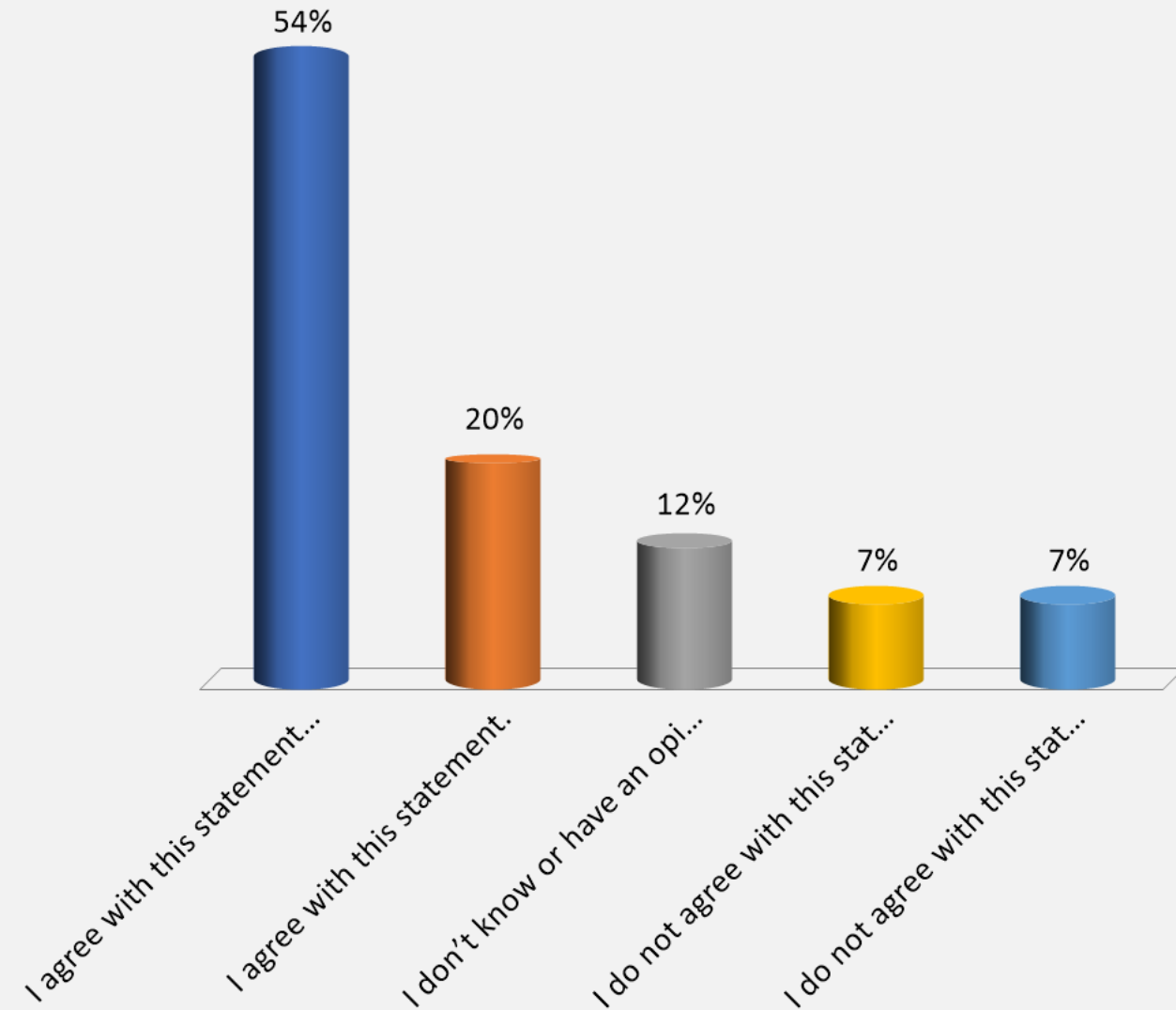
It is important that short-term rentals help round out the limited lodging options in Falmouth and provide family and guests of Falmouth residents a local lodging option.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



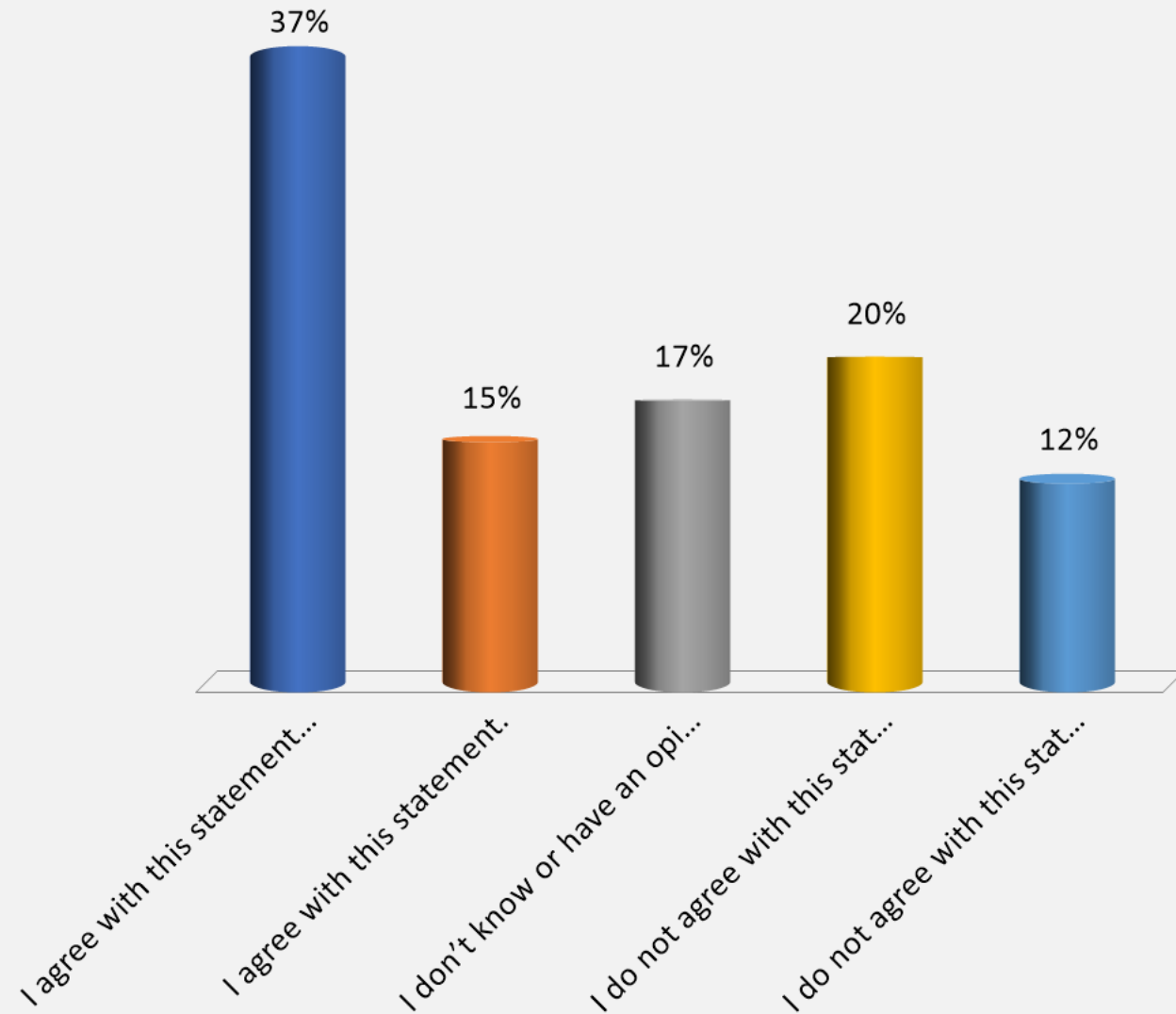
The Town of Falmouth should regulate short-term rentals.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



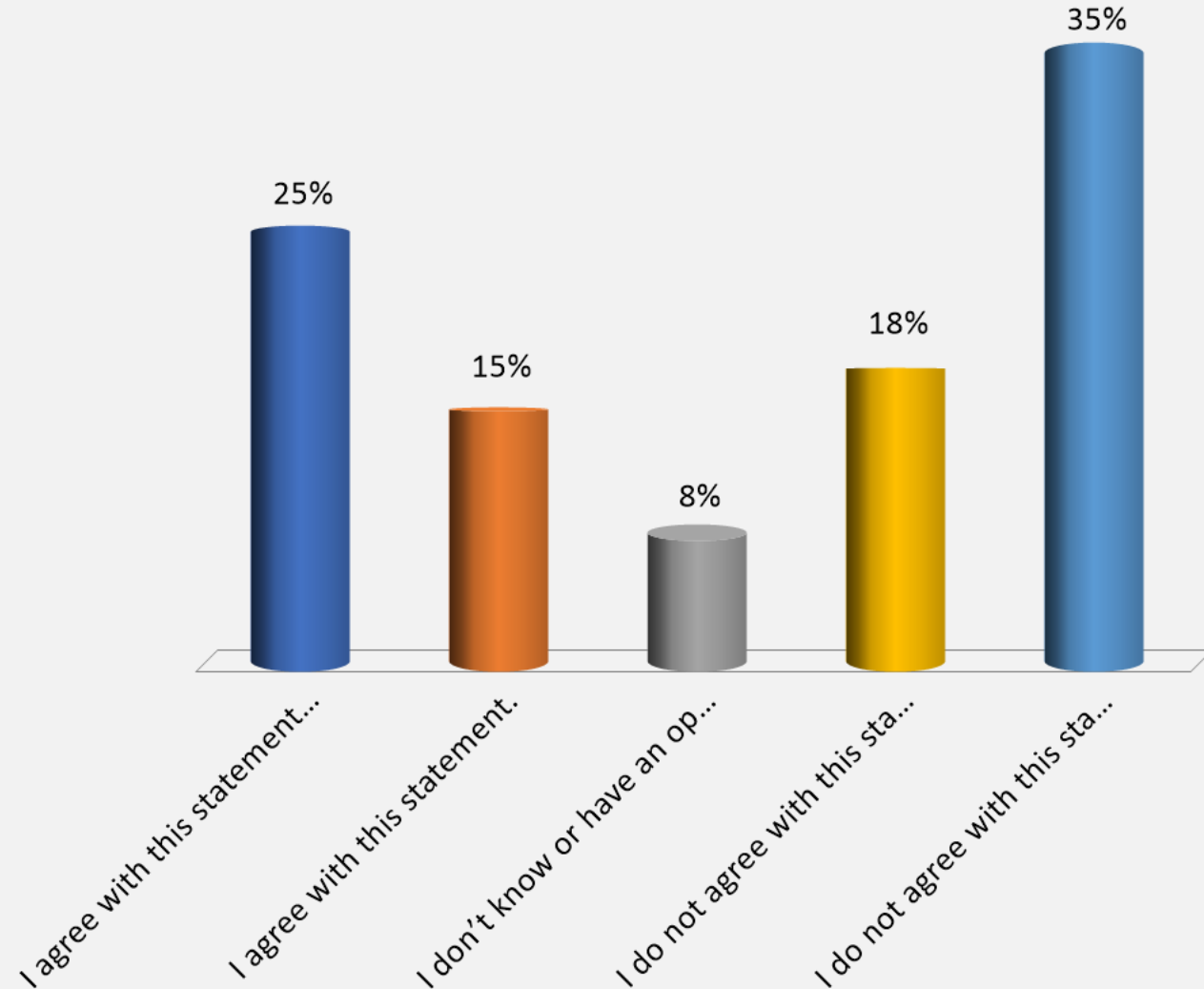
The Town should regulate short-term rentals even if it requires hiring additional staff.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



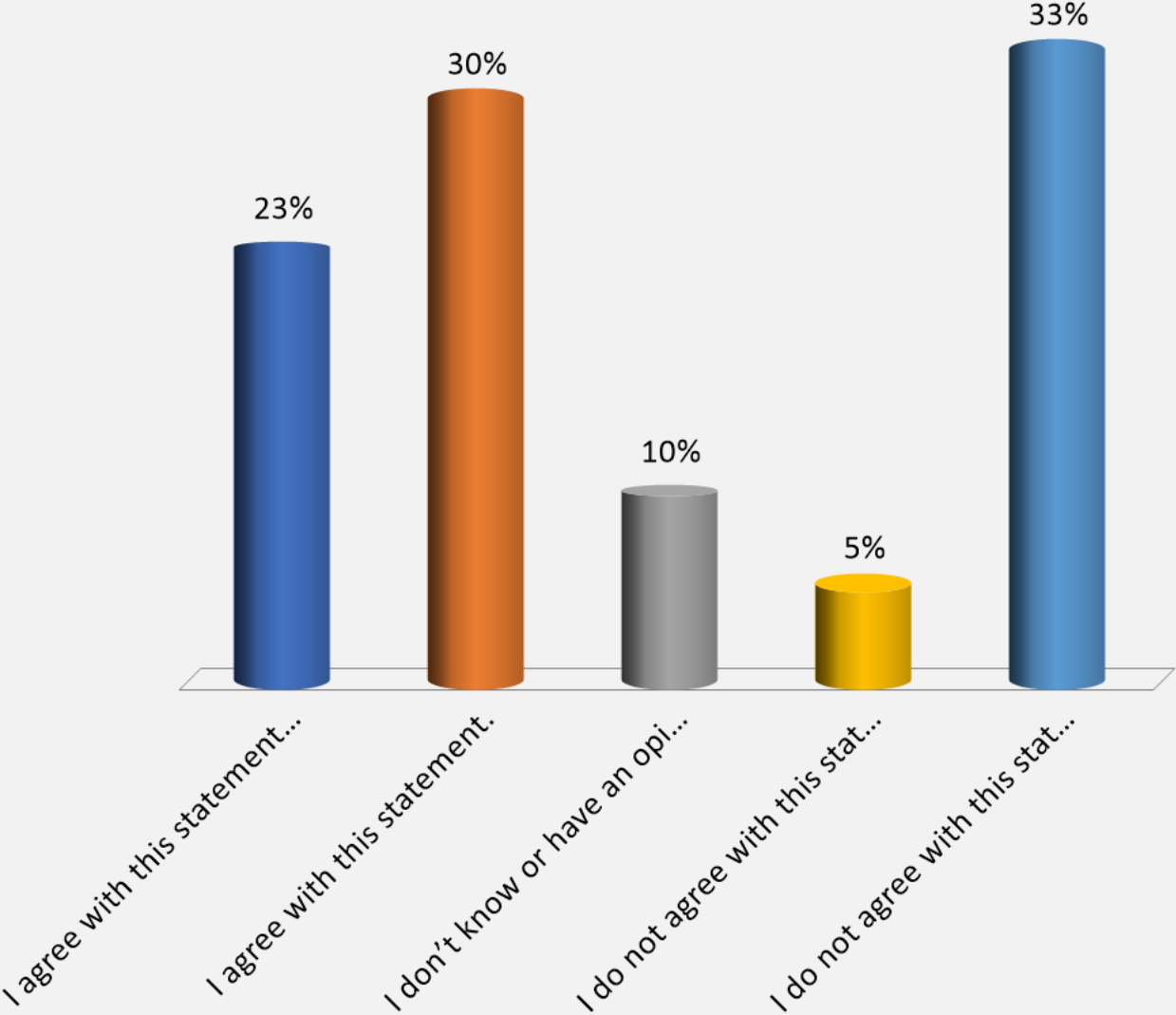
The Town should educate short-term rental operators and guests through a good neighbor policy rather than develop regulation.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



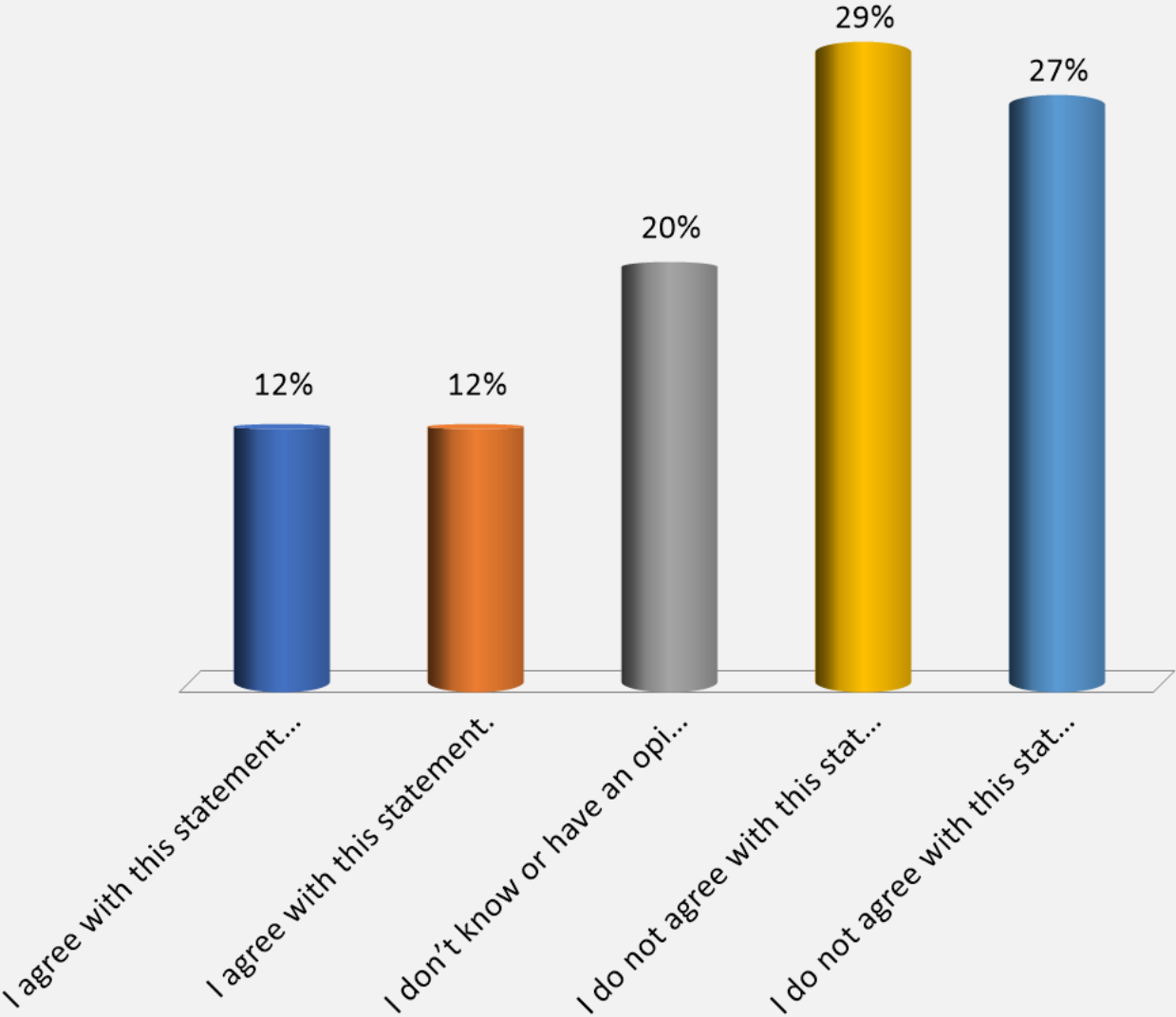
Short-term rentals should be allowed everywhere in Town.

- 1. I agree with this statement very much.
- 2. I agree with this statement.
- 3. I don't know or have an opinion about it.
- 4. I do not agree with this statement.
- 5. I do not agree with this statement at all.



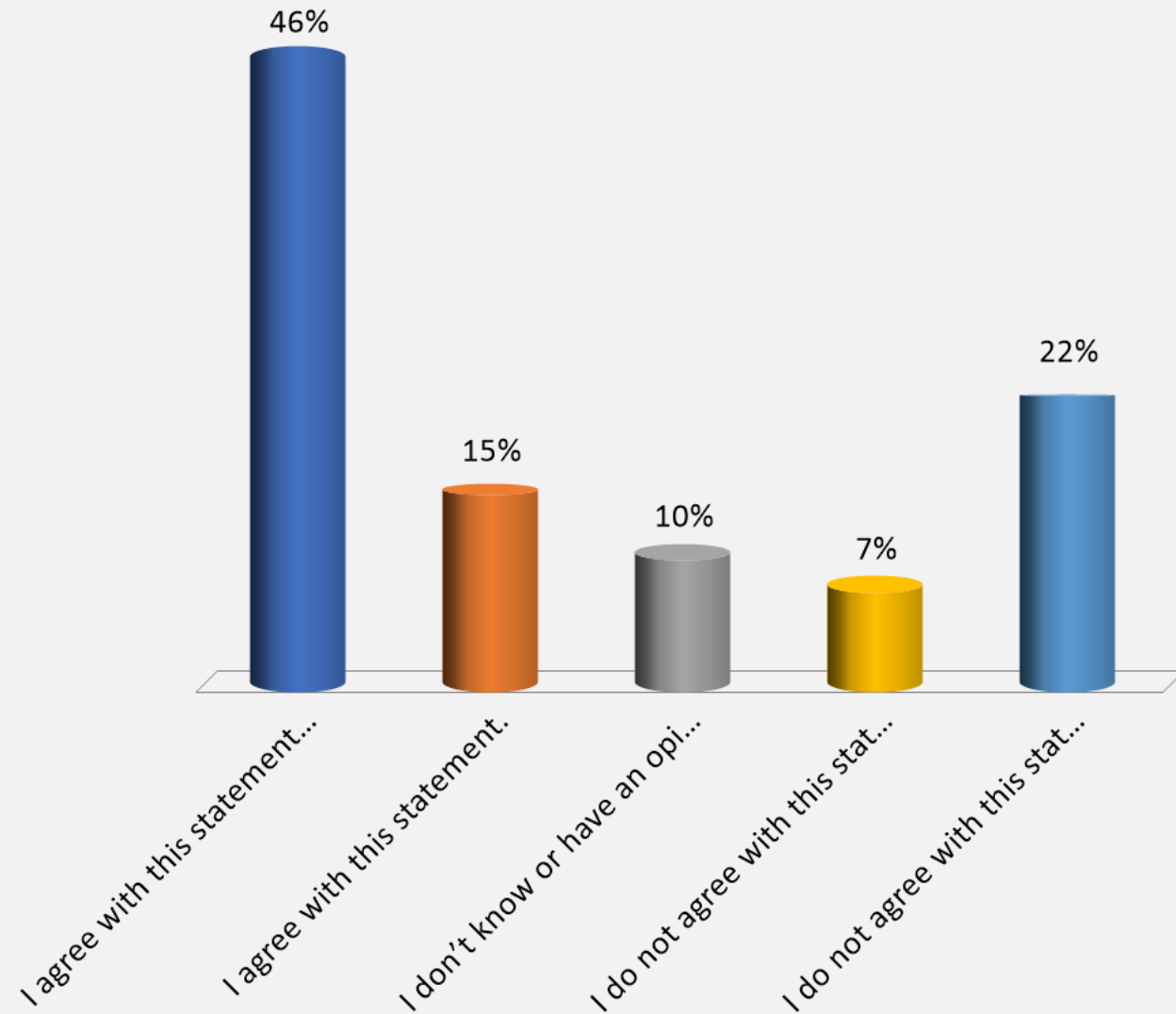
Short-term rentals should only be allowed in certain zones in Town.

- 1. I agree with this statement very much.
- 2. I agree with this statement.
- 3. I don't know or have an opinion.
- 4. I do not agree with this statement.
- 5. I do not agree with this statement at all.



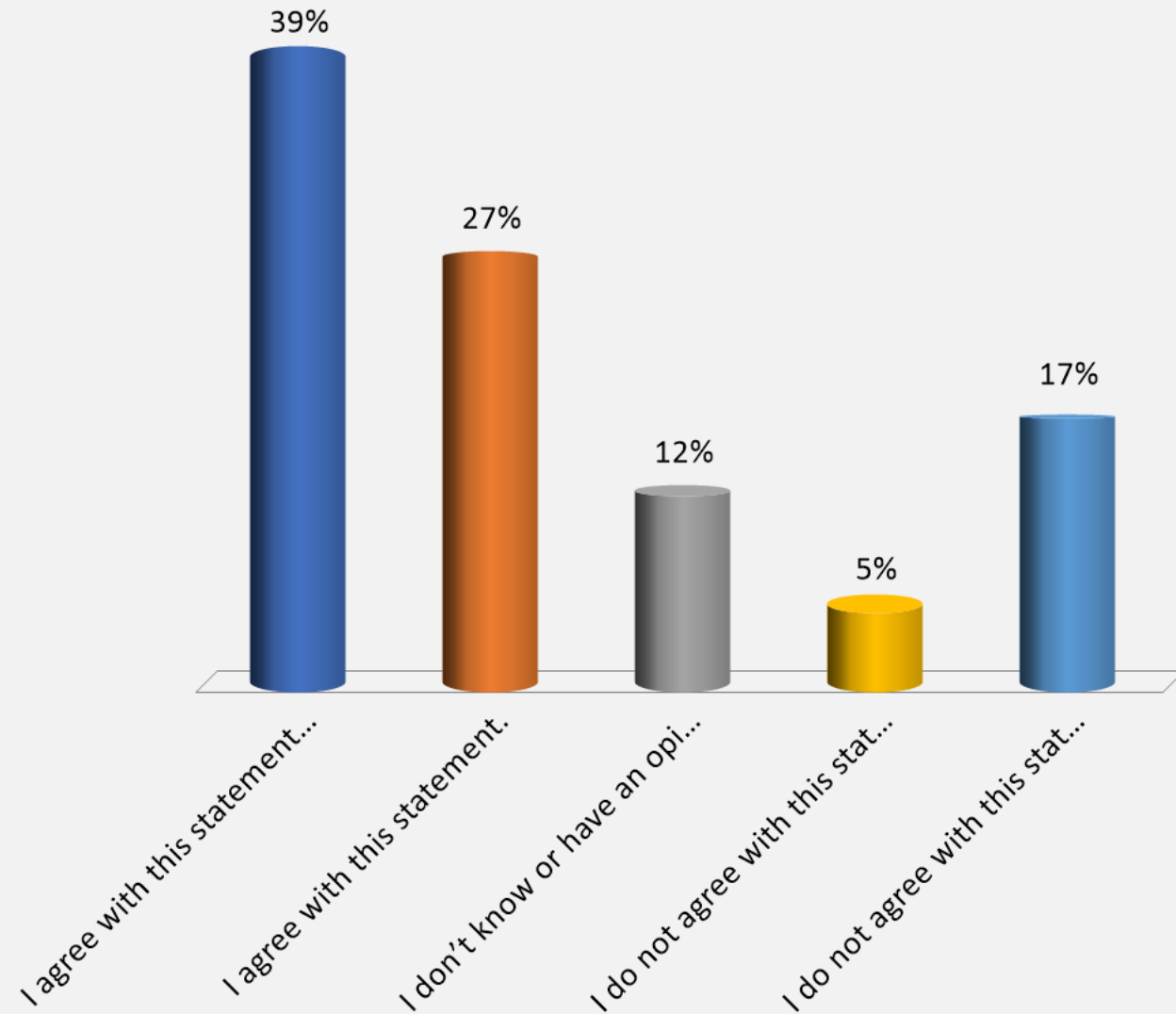
Short-term rentals should be allowed in single family dwellings.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



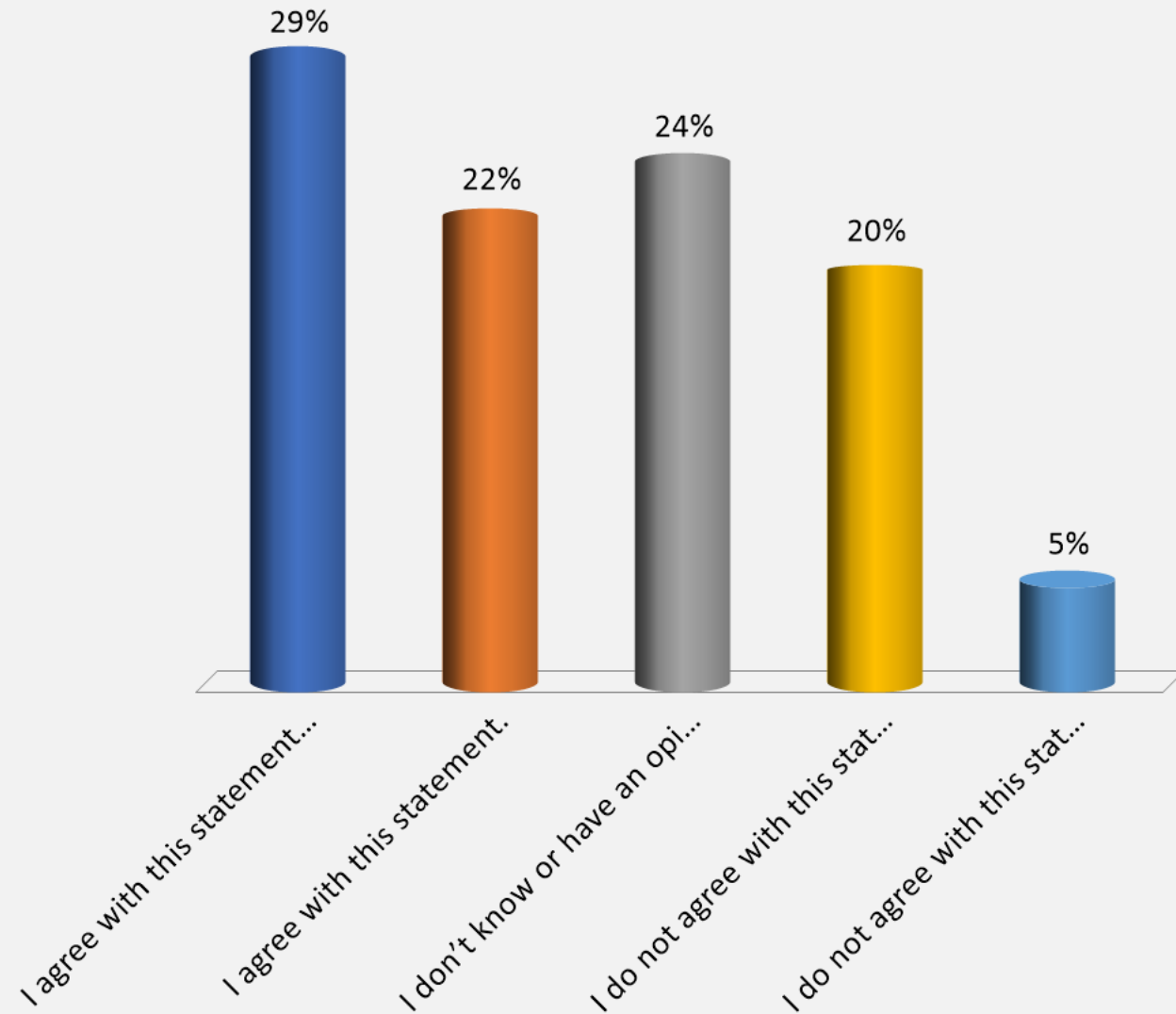
Short-term rentals should be allowed in accessory dwelling units.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



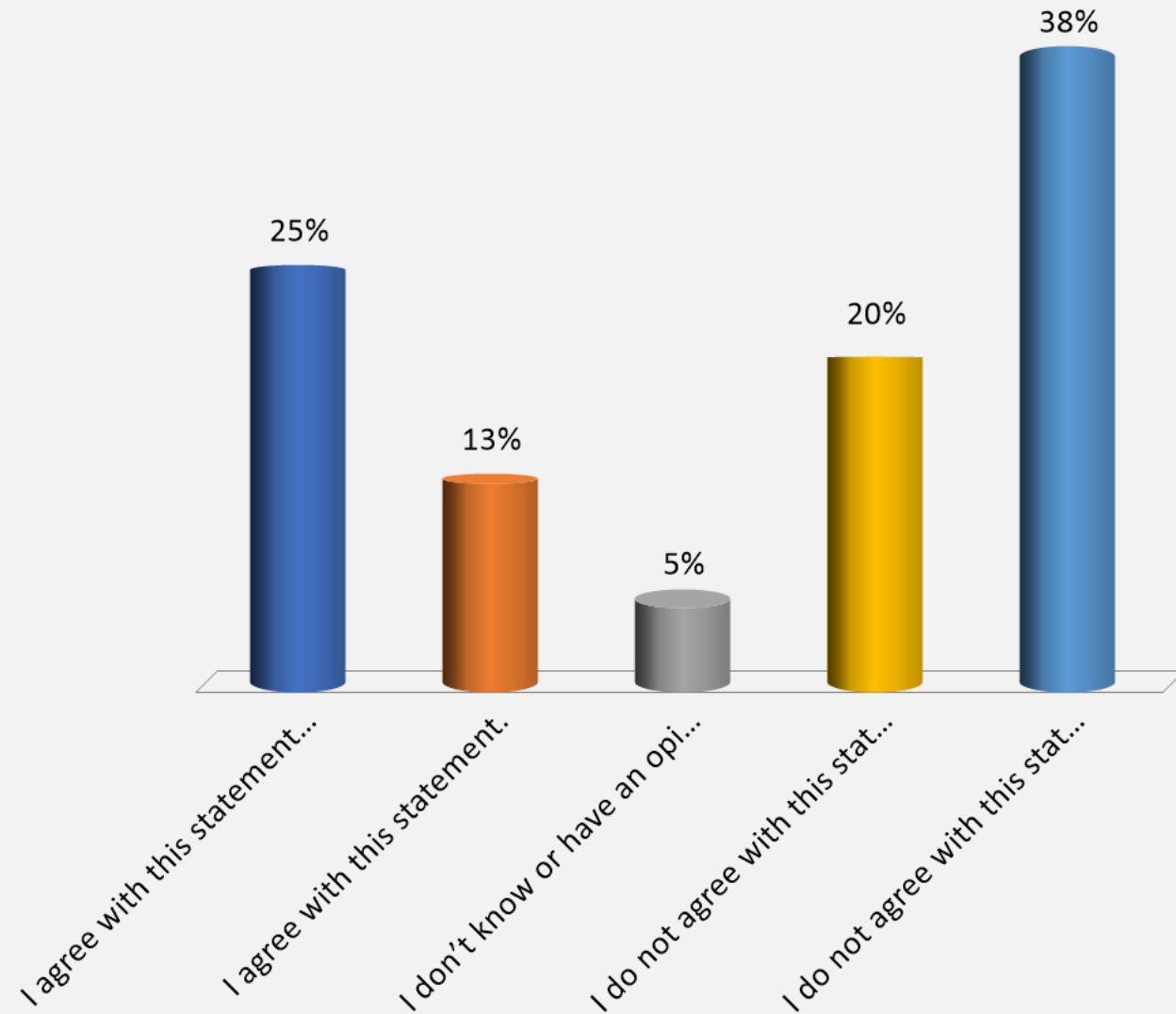
Short-term rentals should be allowed in two-family buildings and multi-family buildings.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



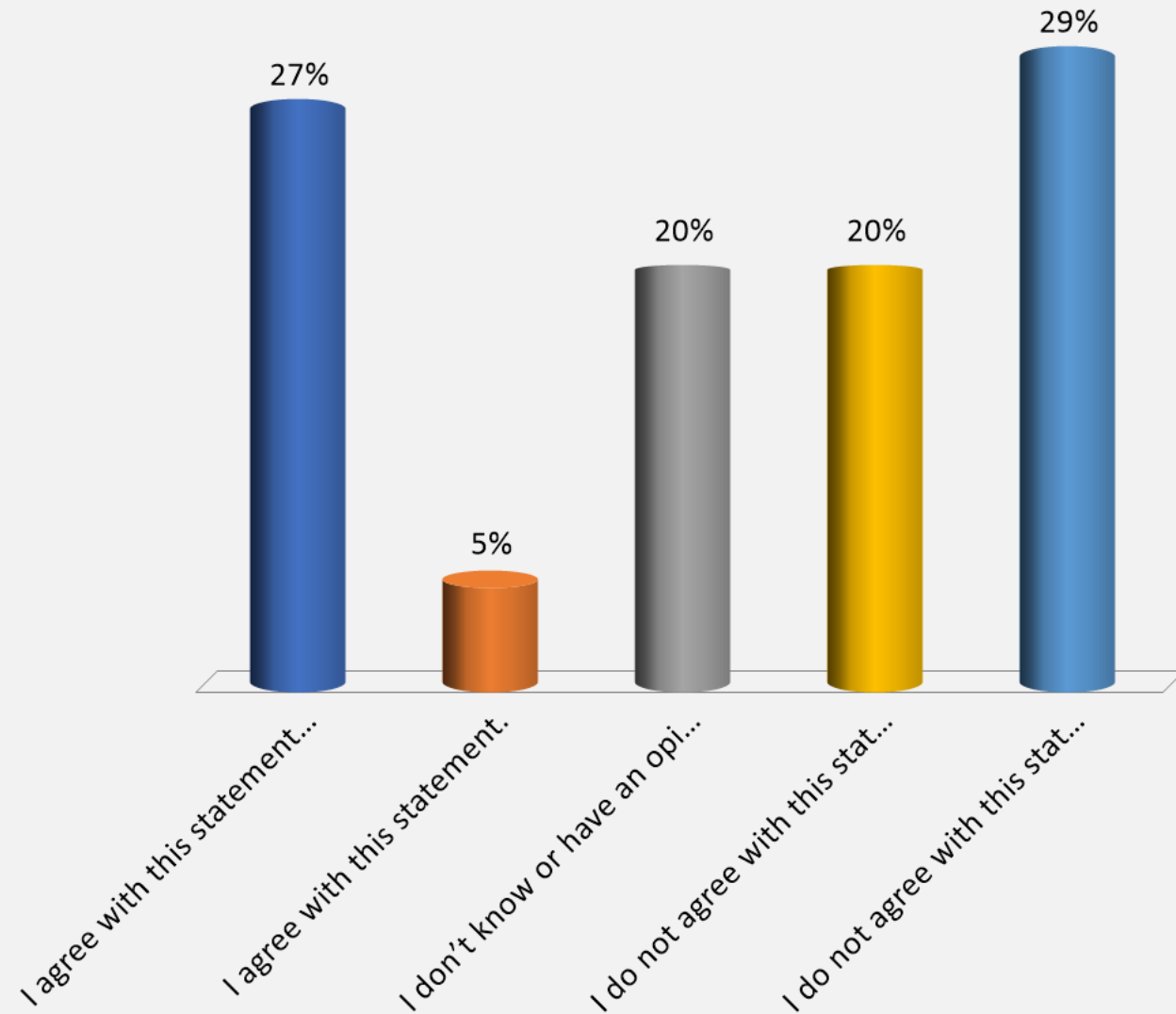
Regulation of short-term rentals infringes on private property rights.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



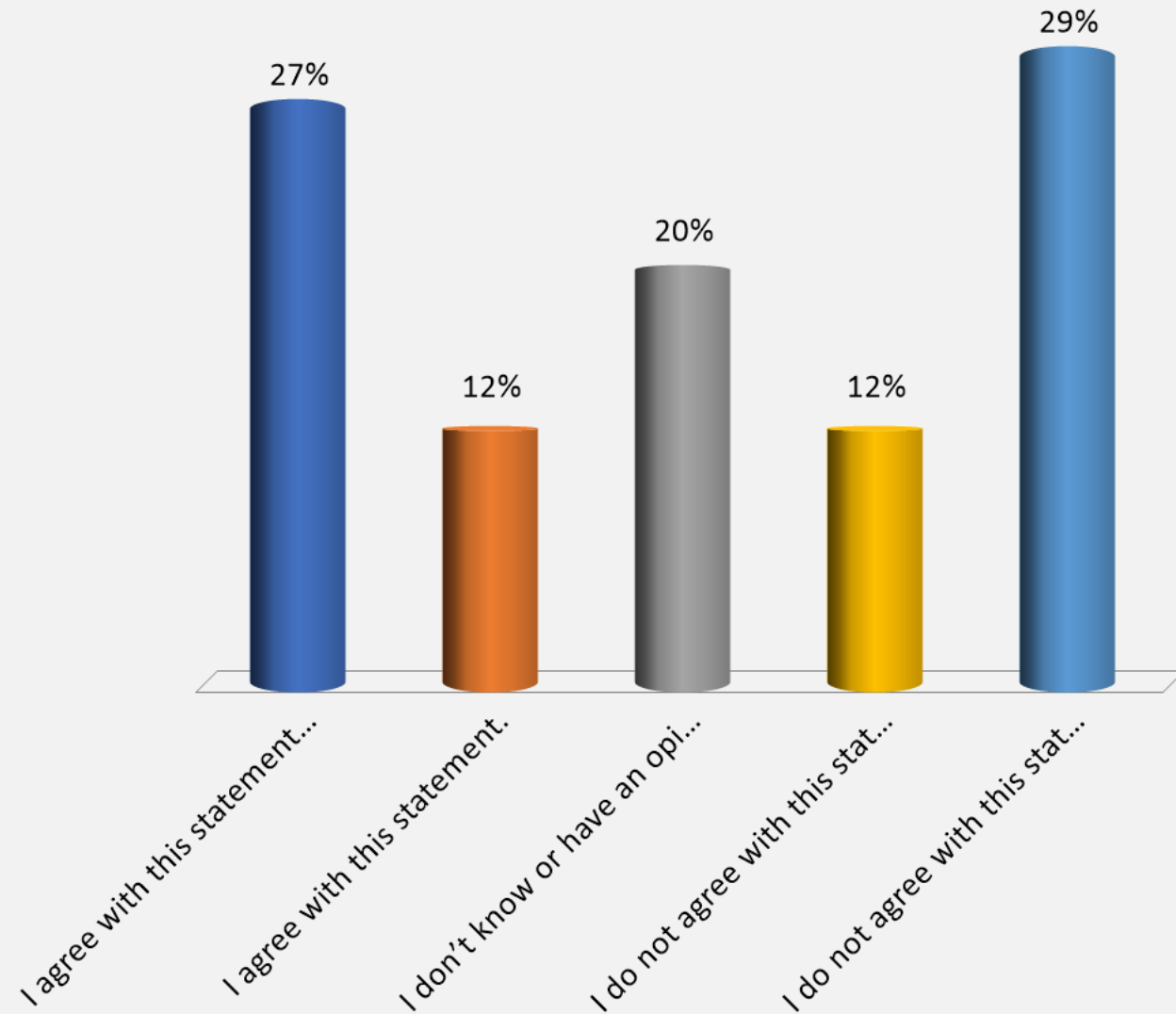
Short-term rentals positively impact property values.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



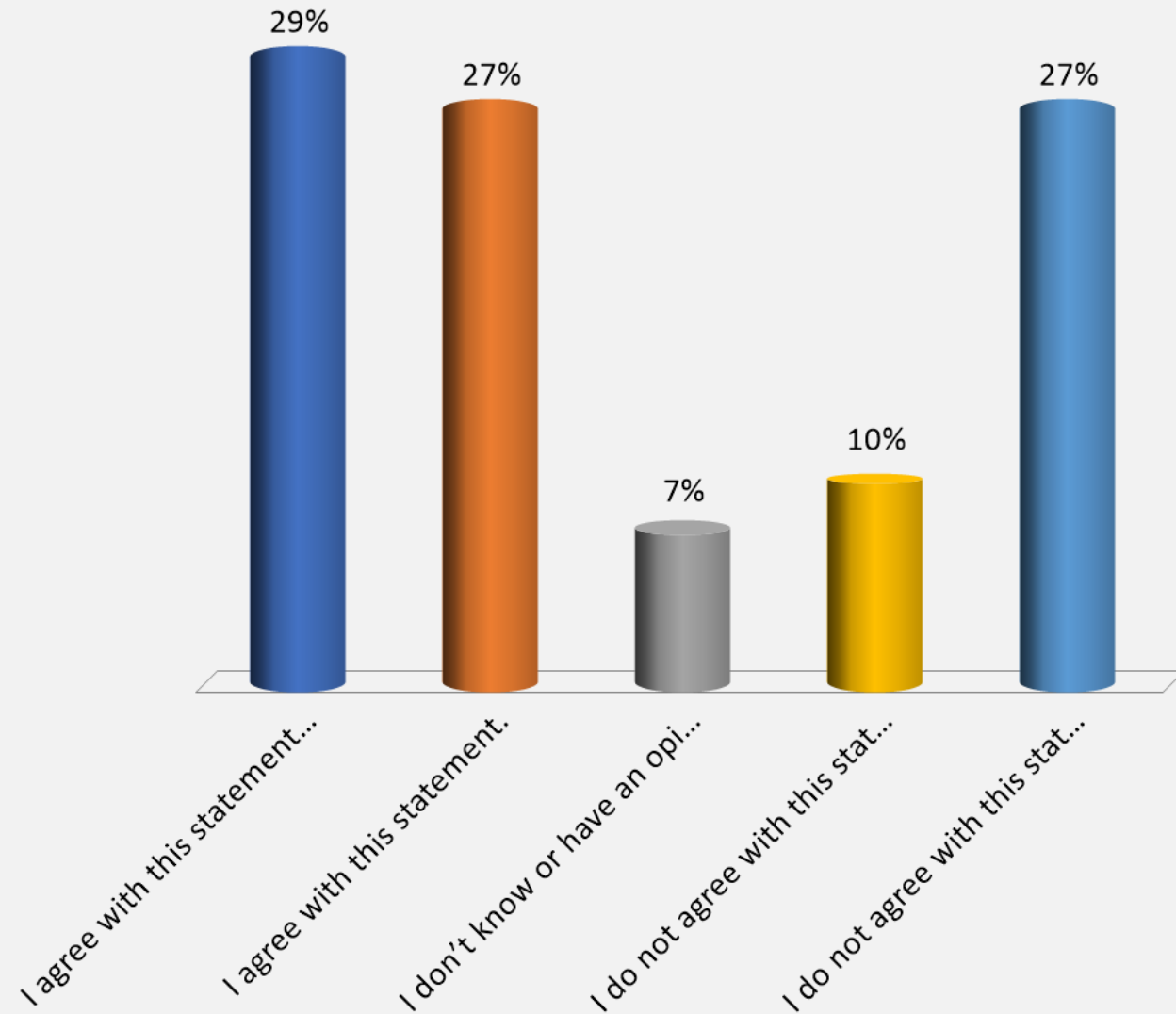
Short-term rentals negatively impact property values.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



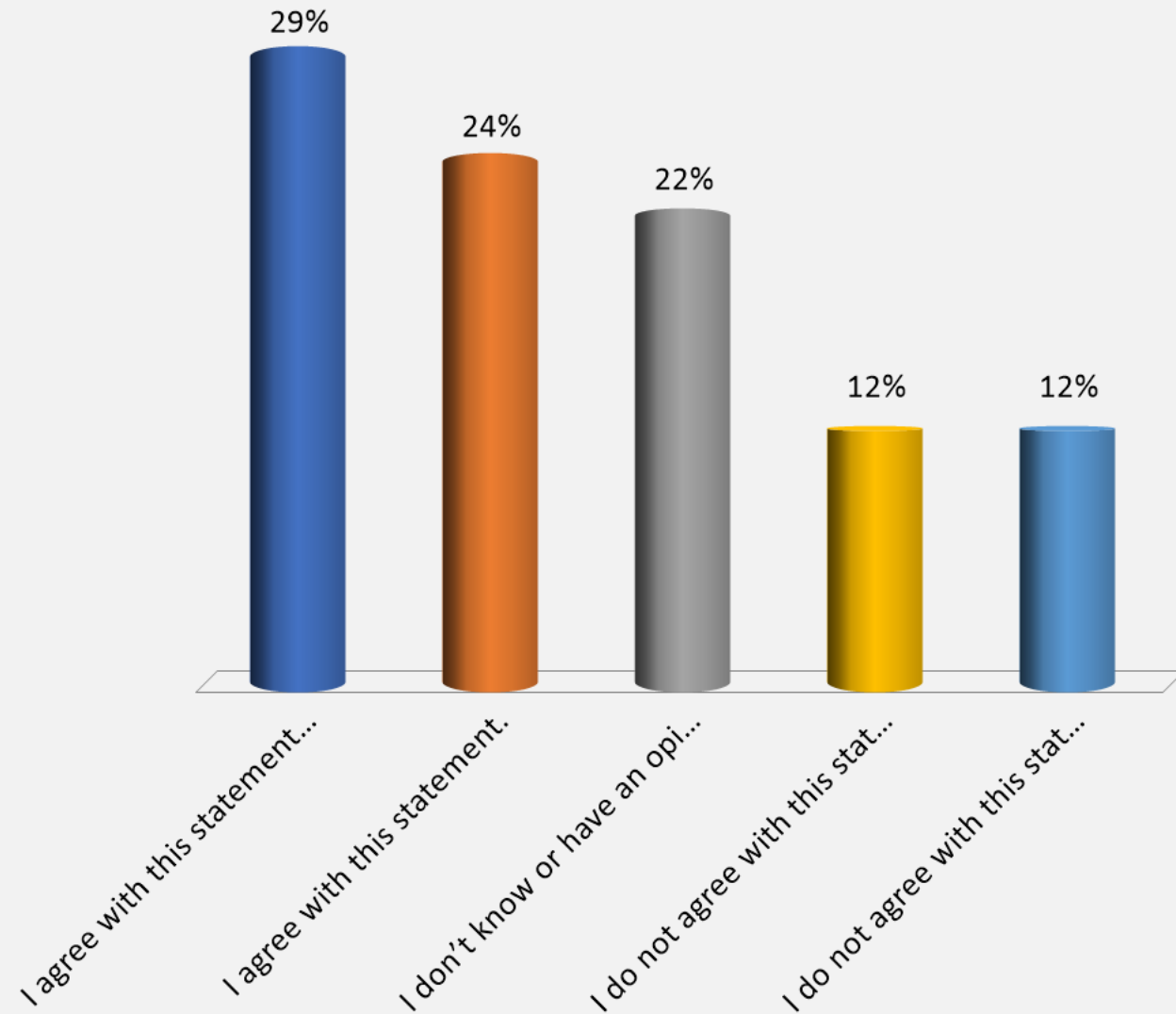
Operators should be present on the property during short-term rental stays.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



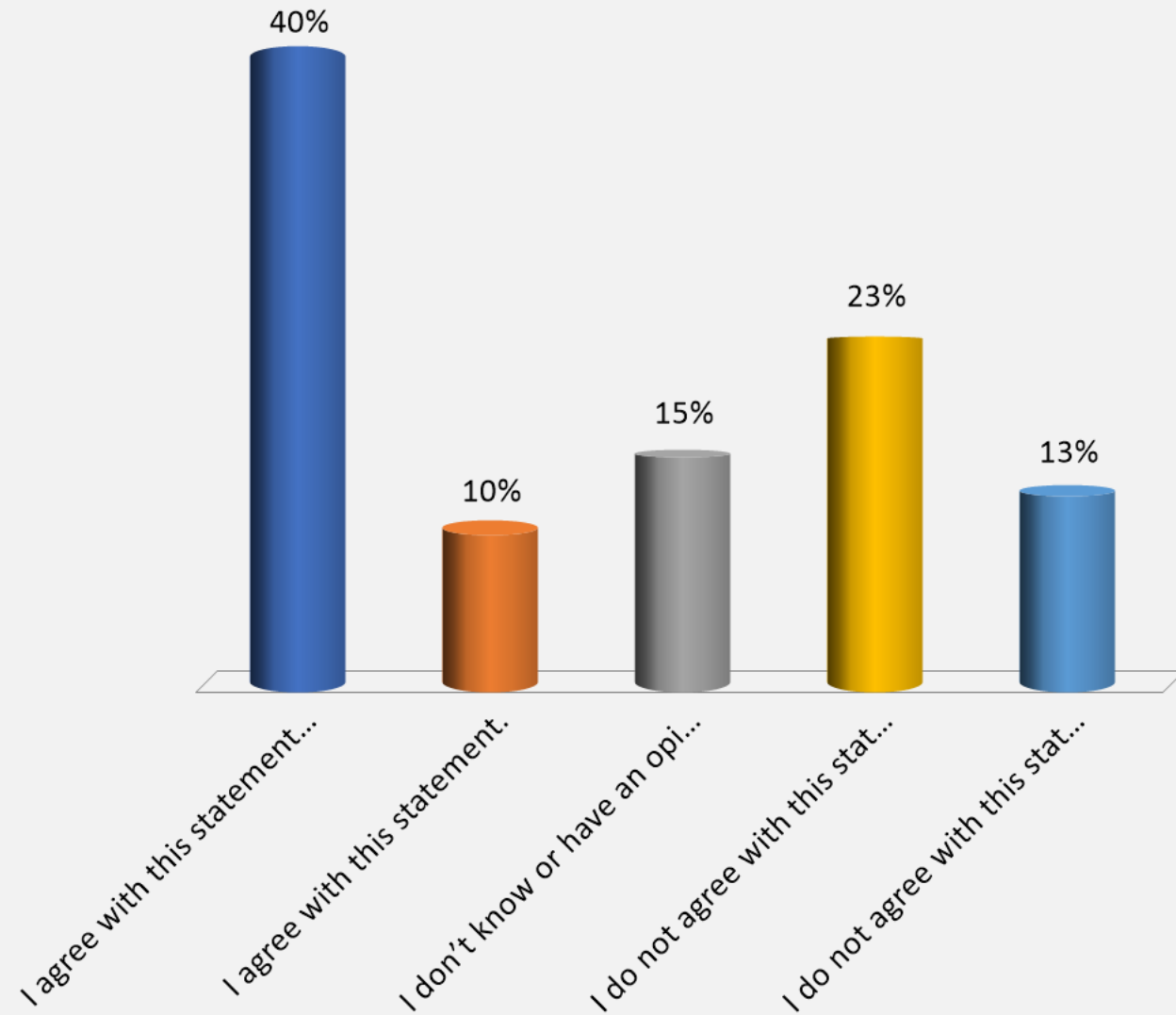
Most short-term rental operators are responsible and properly screen their guests.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



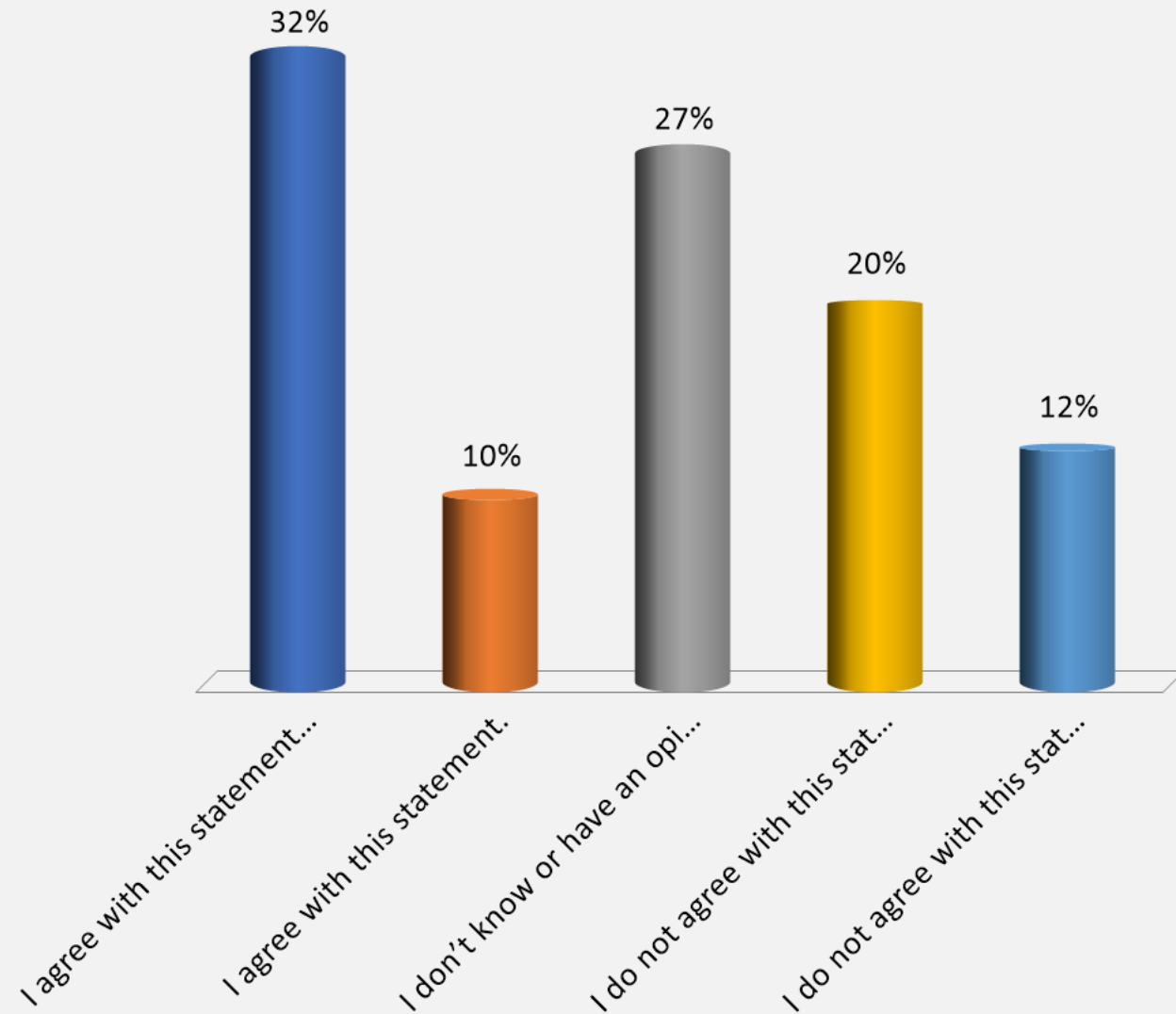
Short-term rentals cause noise issues.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



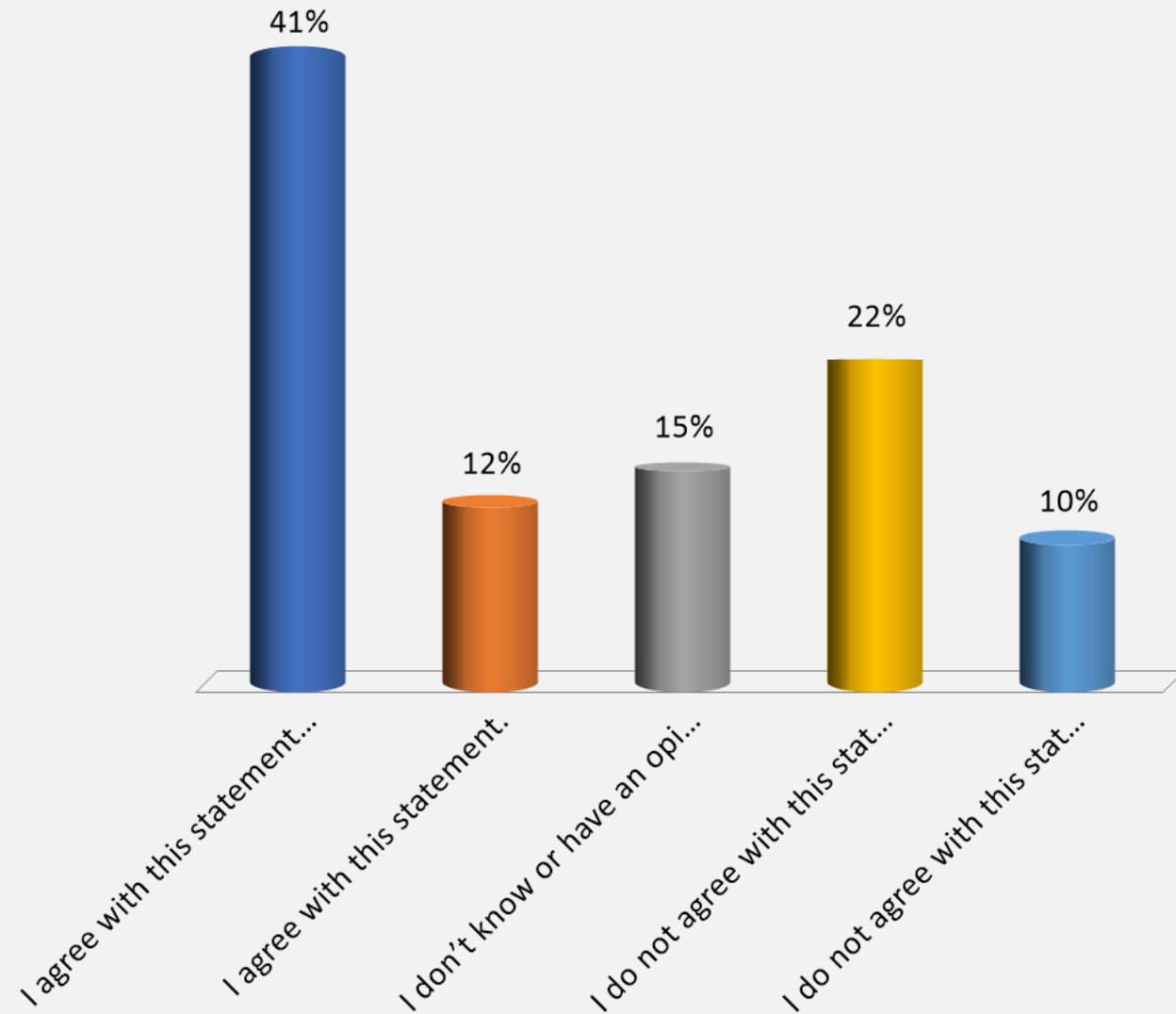
Short-term rentals cause trash disposal issues.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



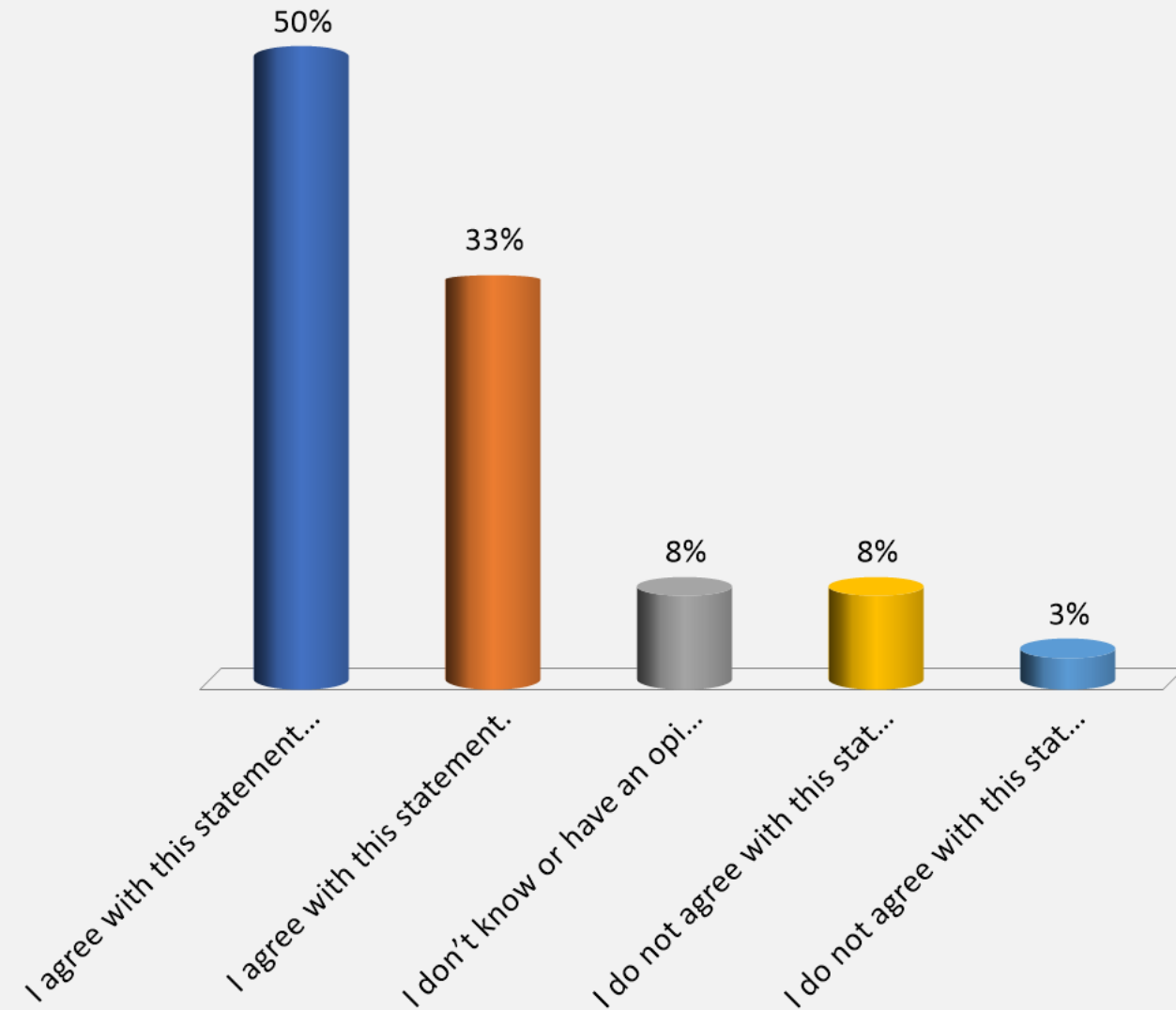
Short-term rentals cause traffic, speed, and parking issues.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



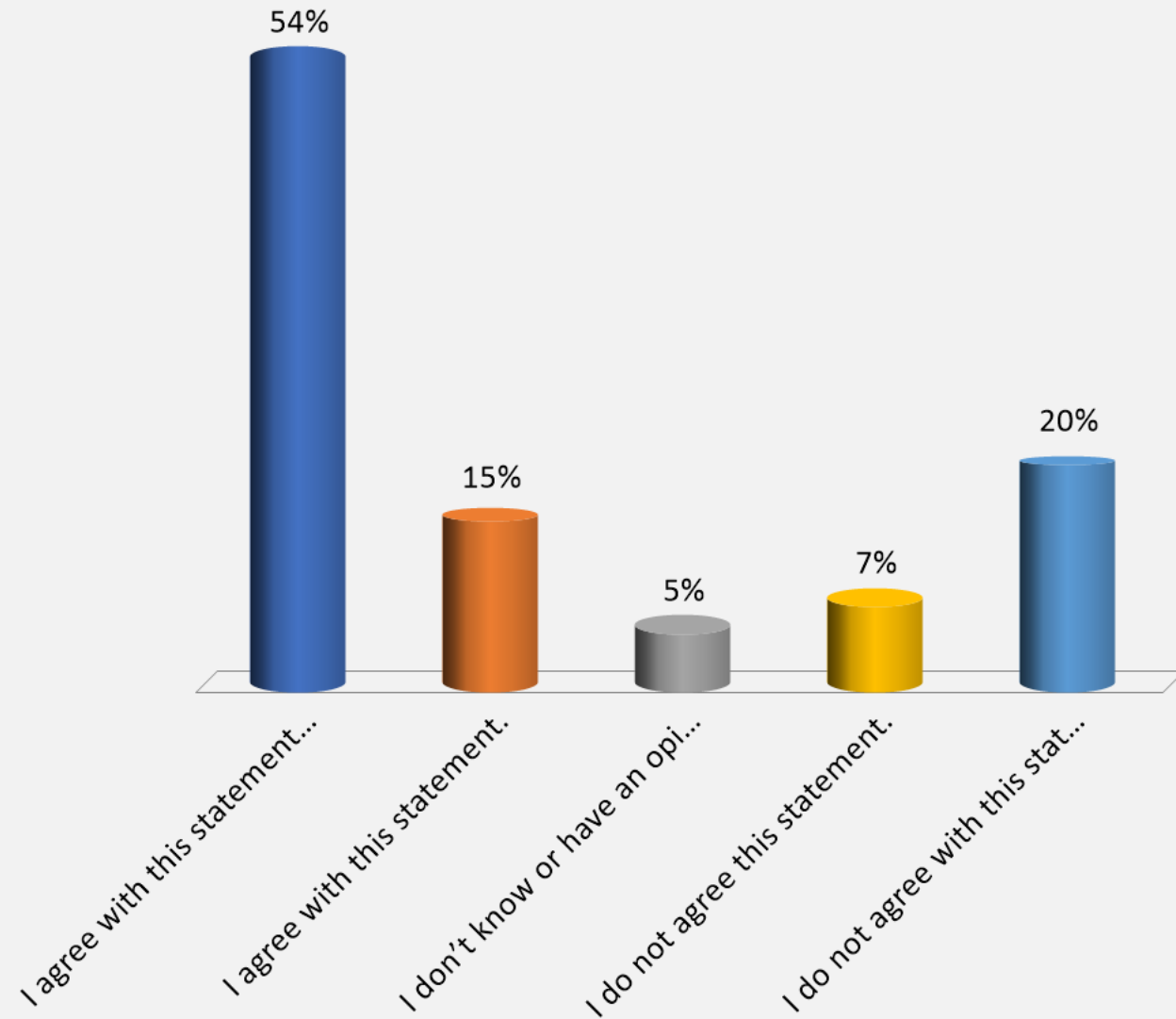
It is important to understand the administrative and financial burden of enforcing short-term rental regulation.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



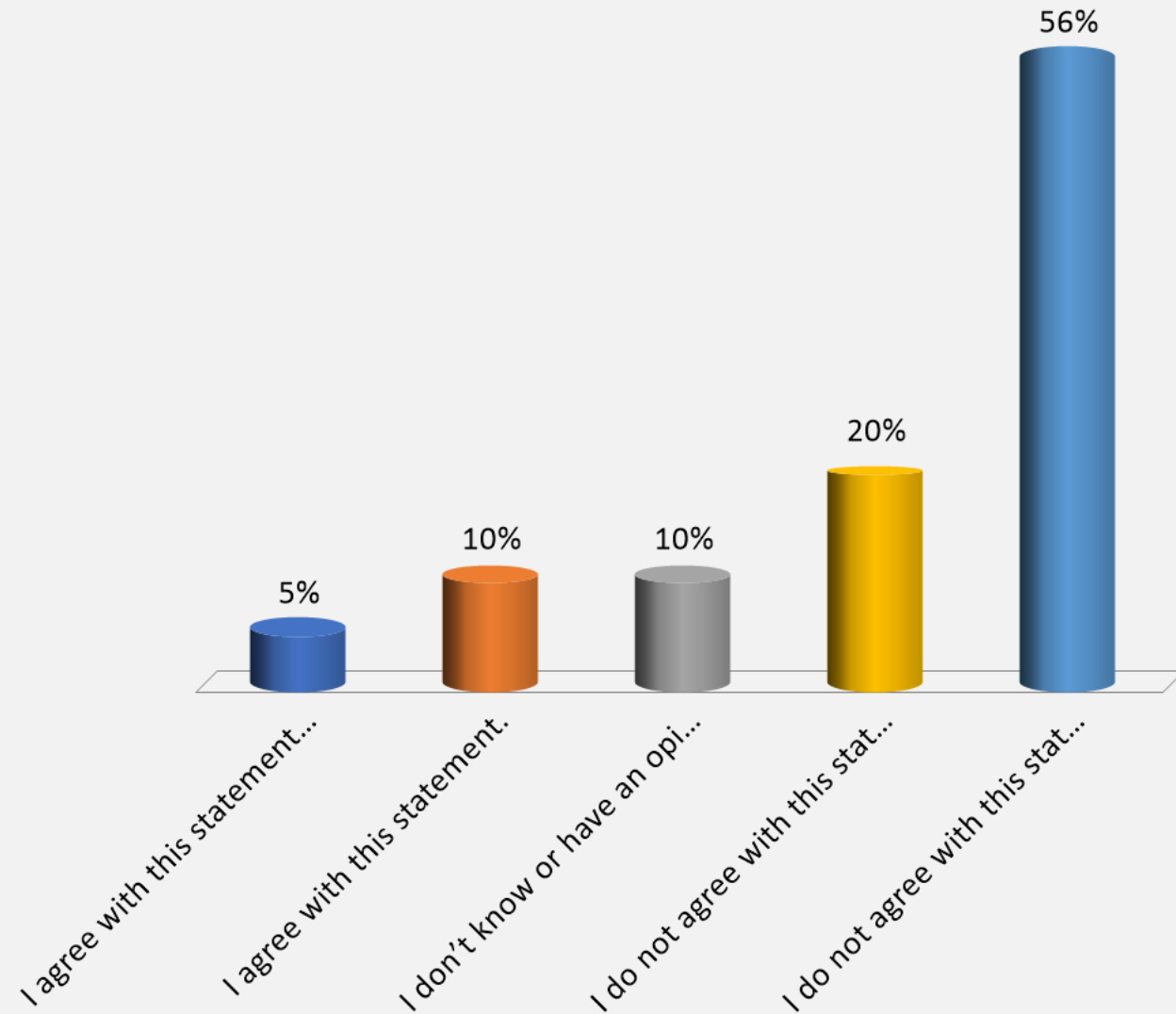
Short-term rental owners should offset the cost of town enforcement of short-term rental regulation.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree this statement.
5. I do not agree with this statement at all.



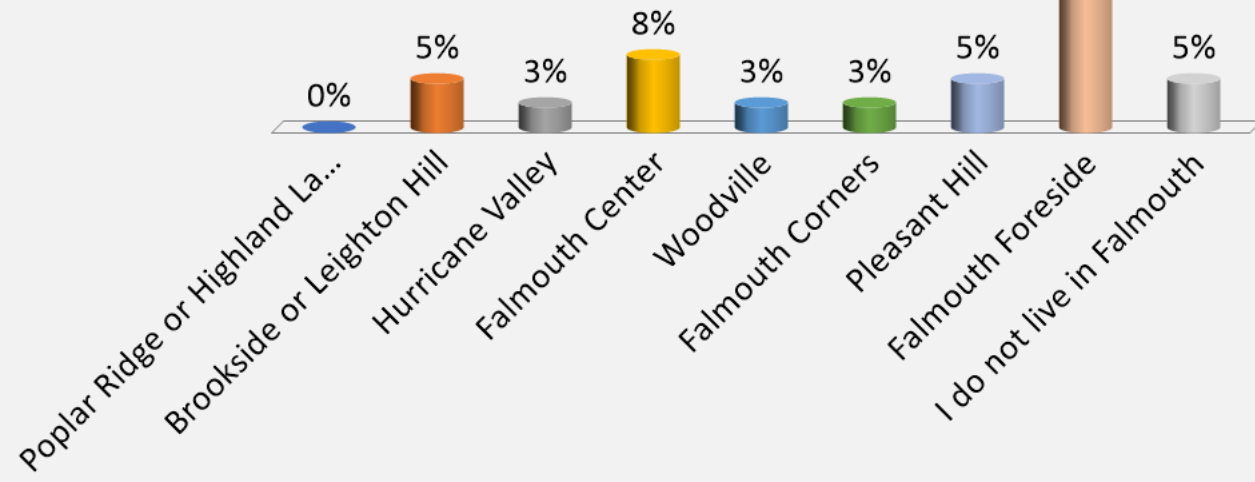
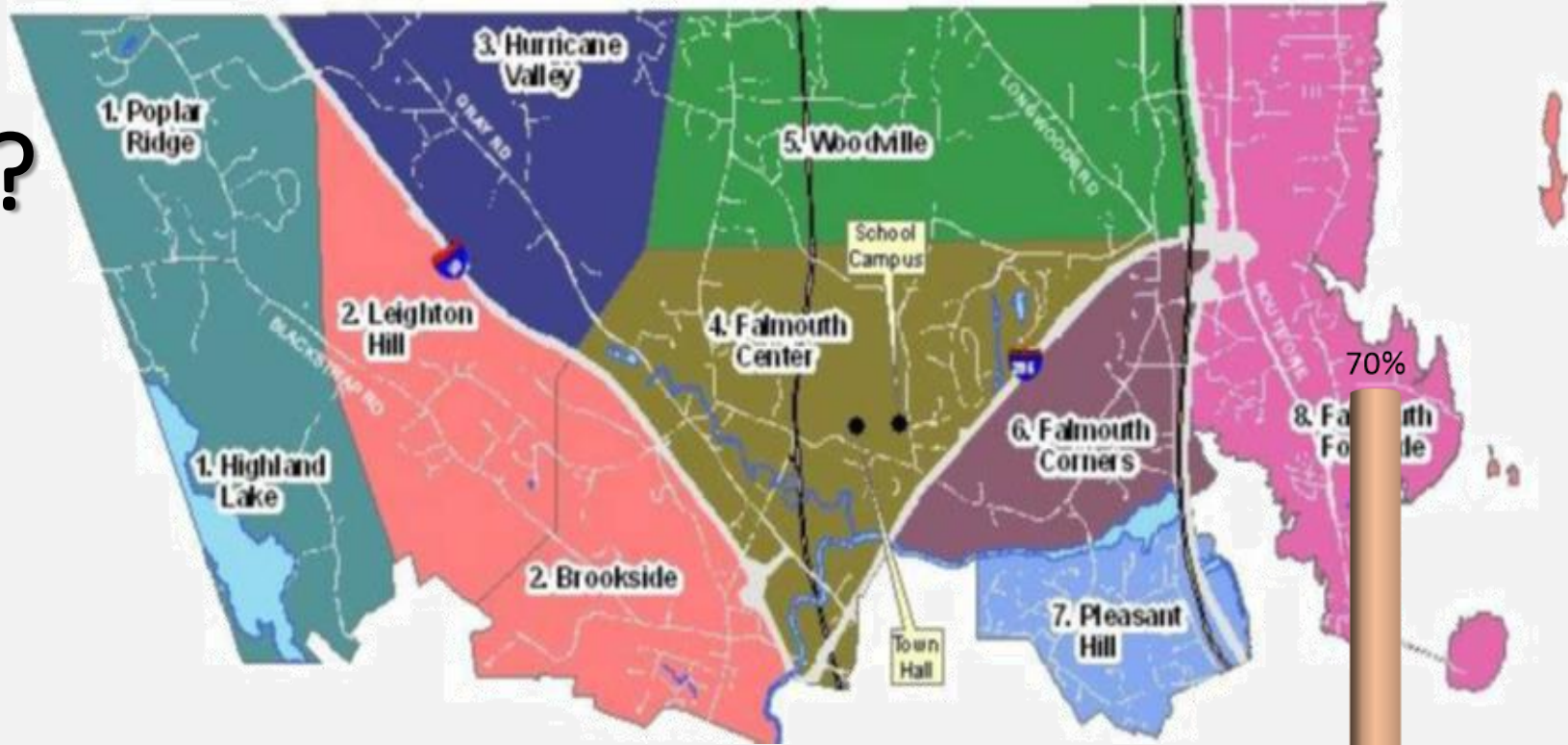
Falmouth taxpayers should bear the entire cost of Town enforcement of short-term rental regulation.

1. I agree with this statement very much.
2. I agree with this statement.
3. I don't know or have an opinion about it.
4. I do not agree with this statement.
5. I do not agree with this statement at all.



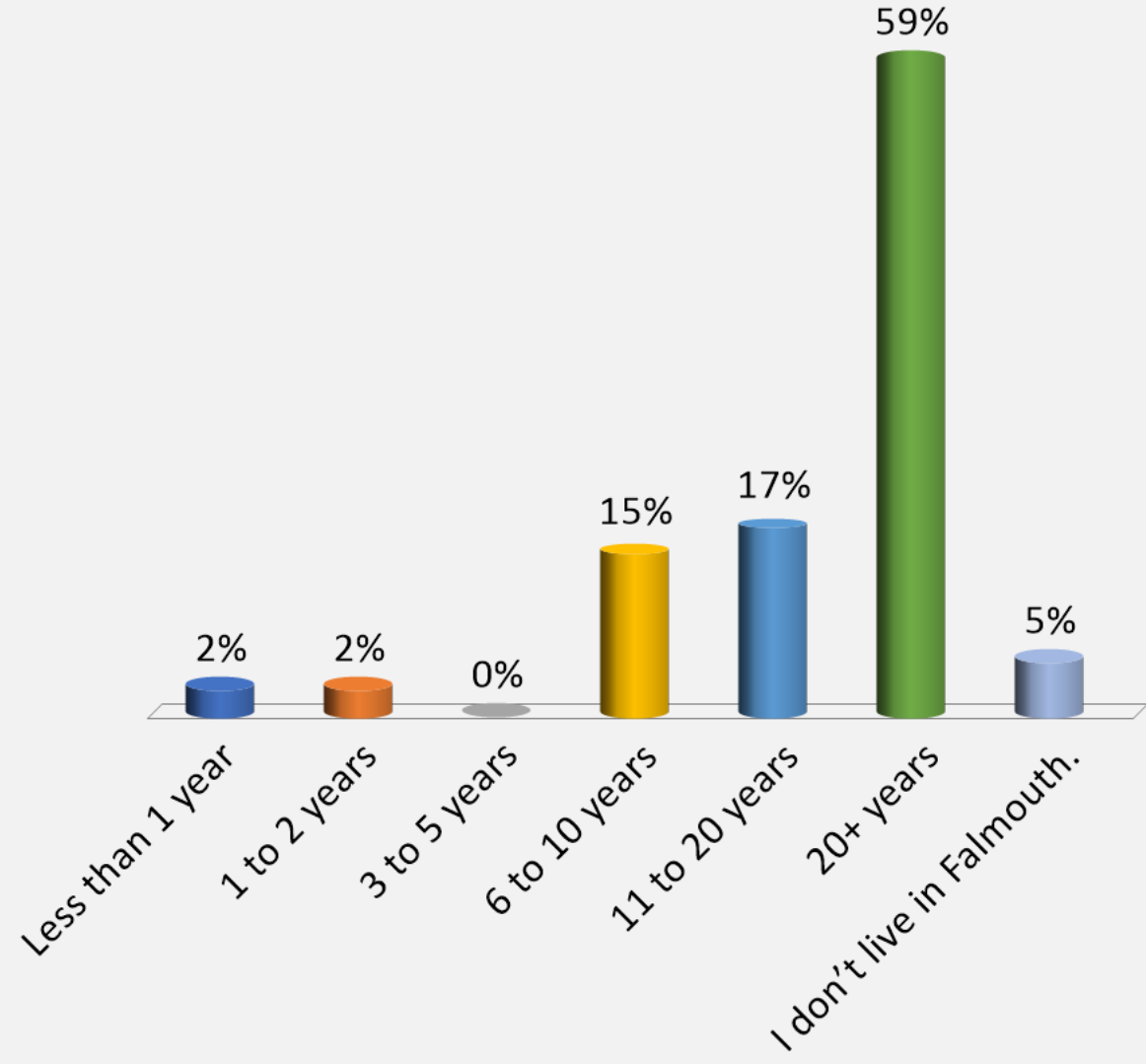
Where do you live?

1. Poplar Ridge or Highland Lake area
2. Brookside or Leighton Hill
3. Hurricane Valley
4. Falmouth Center
5. Woodville
6. Falmouth Corners
7. Pleasant Hill
8. Falmouth Foreside
9. I do not live in Falmouth



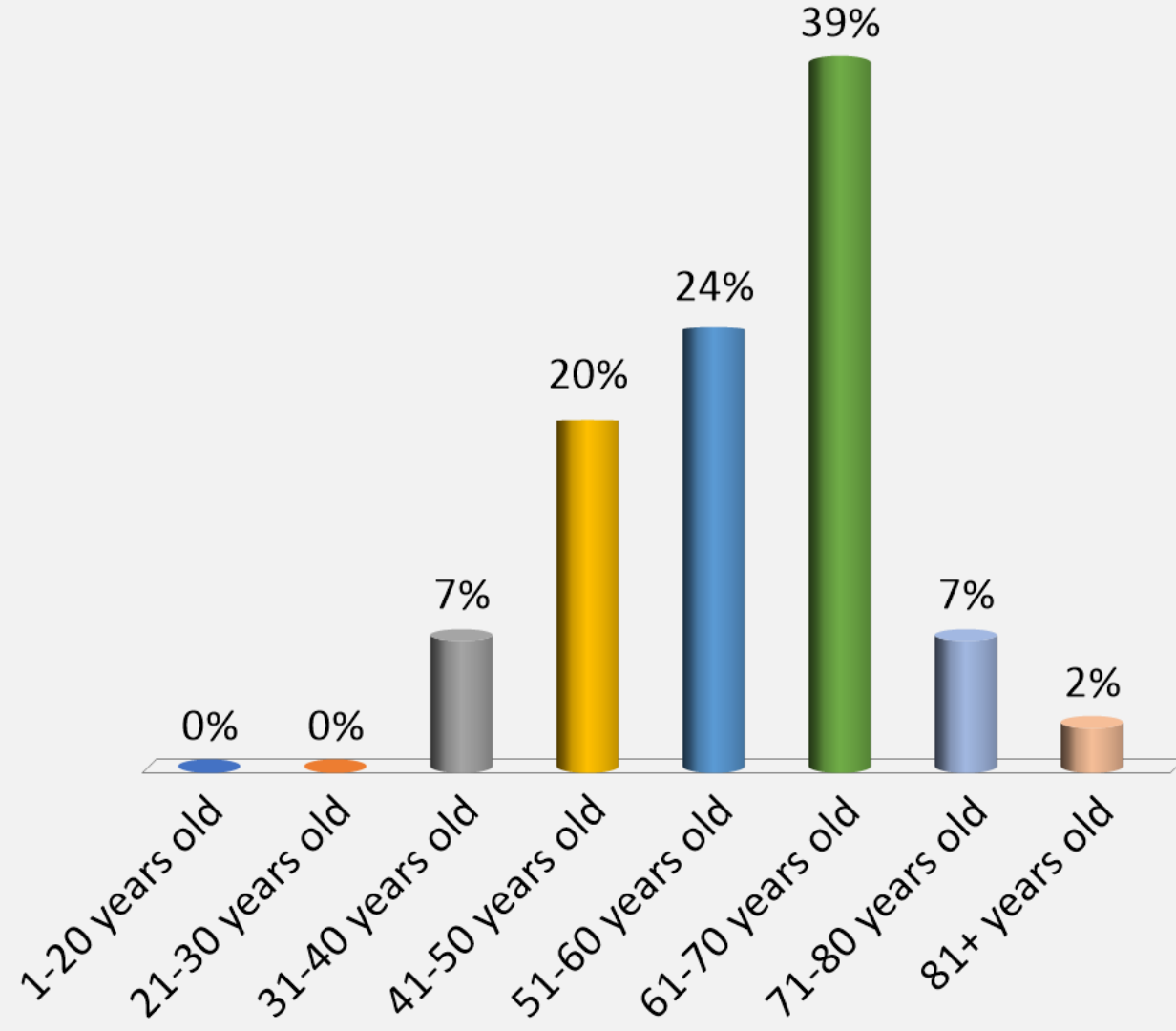
How long have you lived in Falmouth?

1. Less than 1 year
2. 1 to 2 years
3. 3 to 5 years
4. 6 to 10 years
5. 11 to 20 years
6. 20+ years
7. I don't live in Falmouth.



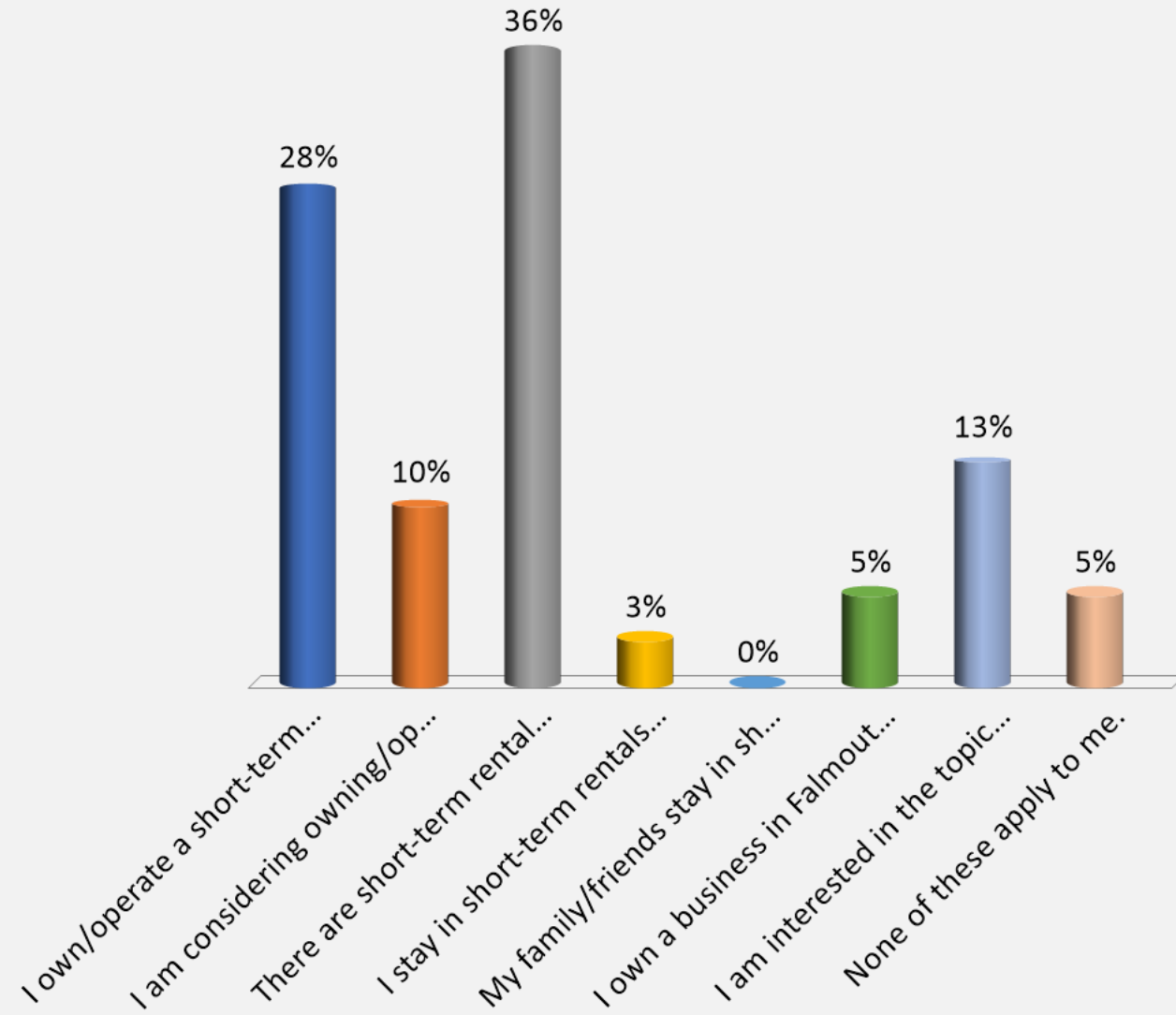
In what age category do you fall?

1. 1-20 years old
2. 21-30 years old
3. 31-40 years old
4. 41-50 years old
5. 51-60 years old
6. 61-70 years old
7. 71-80 years old
8. 81+ years old



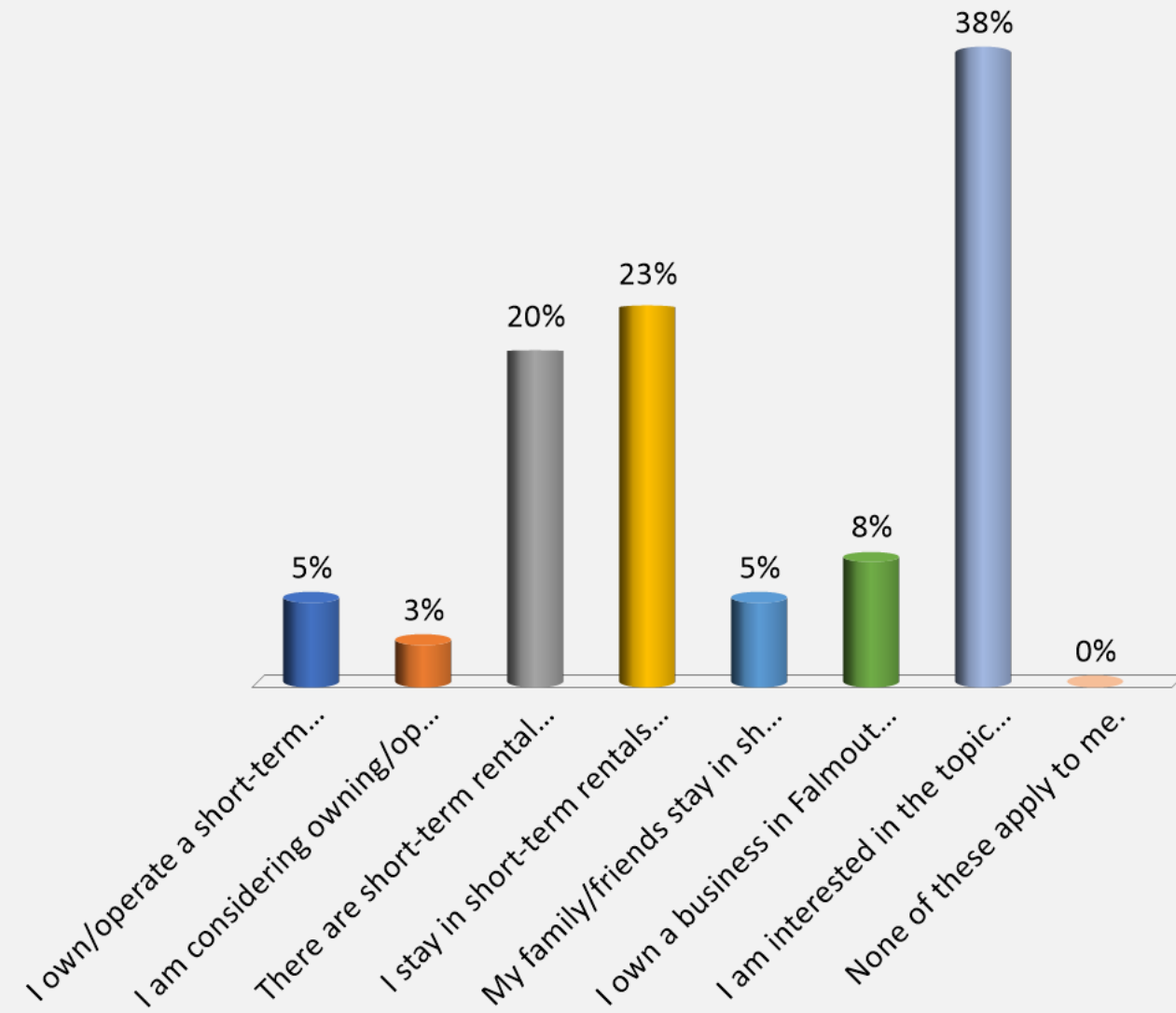
What best describes your interest in short-term rentals in Falmouth?

1. I own/operate a short-term rental.
2. I am considering owning/operating a short-term rental.
3. There are short-term rentals in my neighborhood.
4. I stay in short-term rentals when I travel.
5. My family/friends stay in short-term rentals when they visit Falmouth.
6. I own a business in Falmouth that benefits from short-term rentals.
7. I am interested in the topic generally.
8. None of these apply to me.



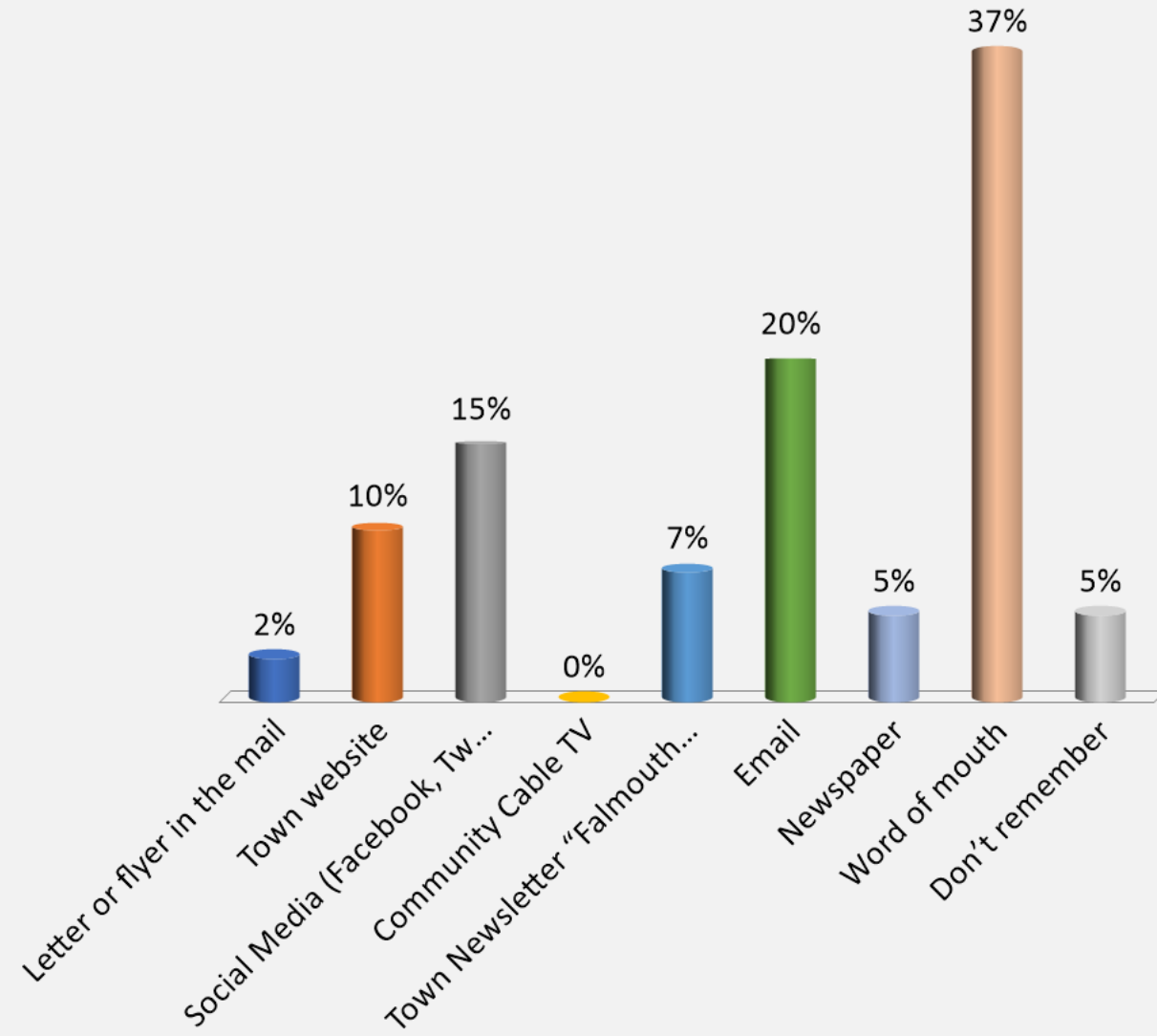
If you had a second choice, what “next best” describes your interest in short-term rentals in Falmouth?

- A. I own/operate a short-term rental.
- B. I am considering owning/operating a short-term rental.
- C. There are short-term rentals in my neighborhood.
- D. I stay in short-term rentals when I travel.
- E. My family/friends stay in short-term rentals when they visit Falmouth.
- F. I own a business in Falmouth that benefits from short-term rentals.
- G. I am interested in the topic generally.
- H. None of these apply to me.



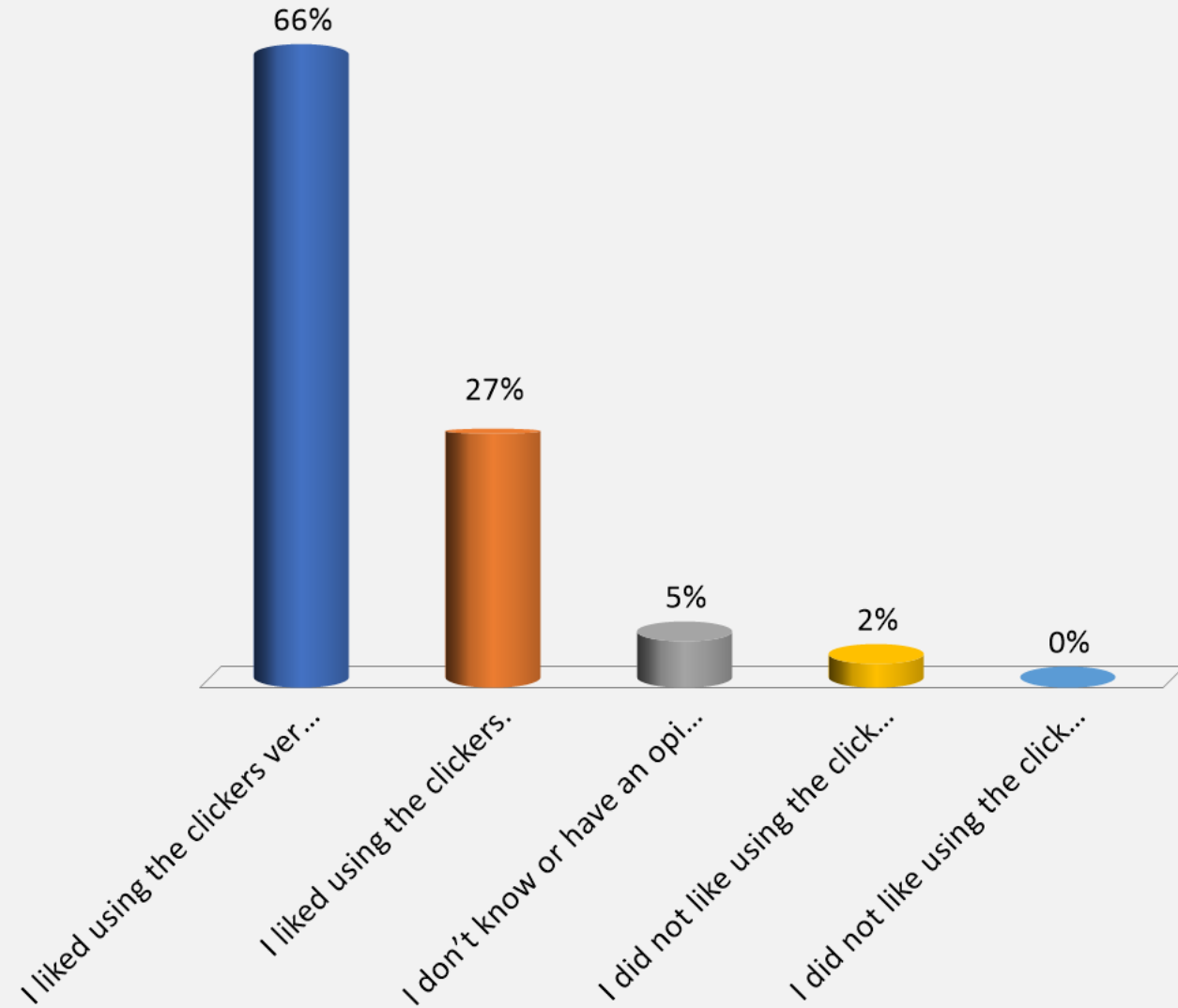
How did you FIRST hear about tonight's forum?

1. Letter or flyer in the mail
2. Town website
3. Social Media (Facebook, Twitter)
4. Community Cable TV
5. Town Newsletter "Falmouth Focus"
6. Email
7. Newspaper
8. Word of mouth
9. Don't remember



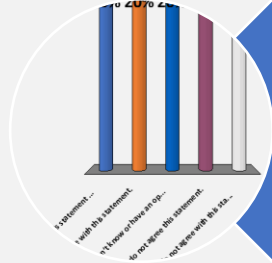
How did you like using the clickers tonight?

1. I liked using the clickers very much.
2. I liked using the clickers.
3. I don't know or have an opinion.
4. I did not like using the clickers.
5. I did not like using the clickers at all.





Next Steps:



Staff will compile the public forum exercise results.



Staff will create a designated page on the Town website.



The forum results will be presented to the Town Council.



Thank you!

Do you have additional questions or feedback?
If so, we want to hear from you!

Complete a feedback form before you leave
or

Contact Maggie Fleming
mfleming@falmouthme.org
(207) 699-5329