

Rule-Making Fact Sheet

(5 MRSA §8057-A)

AGENCY: **01-672 MAINE LAND USE PLANNING COMMISSION,**
Department of Agriculture, Conservation & Forestry

NAME, ADDRESS, PHONE NUMBER, E-MAIL OF AGENCY CONTACT PERSON:
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CHAPTER NUMBER AND RULE TITLE: Chapter 2, Definitions; Chapter 10, Land Use Districts and Standards

TYPE OF RULE (*check one*): ☒ Routine Technical ☐ Major Substantive

STATUTORY AUTHORITY: 12 M.R.S. §§ 685-A(3); 685-A(7-A); and 685-C(5)

DATE, TIME AND PLACE OF PUBLIC HEARING: *Not applicable*

COMMENT DEADLINE:

Written comments must be submitted on or prior to July 21, 2025;

Written rebuttal comments must be submitted on or prior to August 4, 2025.

PRINCIPAL REASON(S) OR PURPOSE FOR PROPOSING THIS RULE: [*see* §8057-A(1)(A)&(C)]

The Land Use Planning Commission is proposing these rules to help communicate best practices information to short-term rental owners, to better understand the extent of short-term rental activity in the Commission's service area, and to provide a basis for enforcement when warranted.

IS MATERIAL INCORPORATED BY REFERENCE IN THE RULE? ___YES XNO [§8056(1)(B)]

ANALYSIS AND EXPECTED OPERATION OF THE RULE: [*see* §8057-A(1)(B)&(D)]

The proposed rules would require short-term rental owners to submit a notice form pursuant to existing Commission rule Chapter 4, Section 4.05,C prior to commencing short-term rental activities. Short-term rental owners would be required to self-verify that the information provided is factual. Owners of short-term rentals in existence at the time of rule adoption would have 180 days from the effective date of the rules to submit the notice. LUPC staff would provide the notice form electronically or on paper as needed and accept electronic and paper submissions of the form.

BRIEF SUMMARY OF RELEVANT INFORMATION CONSIDERED DURING DEVELOPMENT OF THE RULE
(including up to 3 primary sources relied upon) [*see* §§8057-A(1)(E) & 8063-B]

Staff relied upon: public comments gathered at three in-person public meetings, one virtual public meeting, and over the process of developing these rules, including public comments submitted in response to an earlier rulemaking proposal; short-term rental ordinances from around the state and across the nation; data on the number and geography of short-term rentals in the Commission's service area gathered from short-term rental platforms; best practices information published by other government agencies, nonprofits, and professional organizations; existing agency rules; and the professional judgement of agency staff and board members.

ESTIMATED FISCAL IMPACT OF THE RULE: [*see* §8057-A(1)(C)]

None.

FOR EXISTING RULES WITH FISCAL IMPACT OF \$1 MILLION OR MORE, ALSO INCLUDE:

ECONOMIC IMPACT, WHETHER OR NOT QUANTIFIABLE IN MONETARY TERMS:
[see §8057-A(2)(A)]

INDIVIDUALS, MAJOR INTEREST GROUPS AND TYPES OF BUSINESSES AFFECTED
AND HOW THEY WILL BE AFFECTED: [see §8057-A(2)(B)]

BENEFITS OF THE RULE: [see §8057-A(2)(C)]

Note: If necessary, additional pages may be used.