



Update on Short-Term Rental Policy Considerations

Land Use Planning Commission

May 10, 2023 Regular Meeting

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Recap

- March 8, 2023 Commission Meeting Item
 - STR activity in the UT
 - Regulatory approaches of other jurisdictions
 - Recommendation from staff
- Regulatory recommendation for non-commercial STRs =
Require notice of STR activity in conjunction with STR-specific standards
- Commission recommended obtaining public input on STR activity and the regulatory recommendation
 - Community meetings emphasized

Recommended Option for Non-Commercial STRs

#3 Notice + New STR-Specific Standards

- Retains STRs of one entire dwelling on a lot as a residential use
- Minimal procedural burden: Notice < Registration or Permitting
- Provides useful information
- Protective of resources
- Provides clear basis for enforcement/addressing complaints
- Parallels proposed approach for accessory structures
- May achieve a balance between those who offer homes as short-term rental properties and those who choose not to
- May be a system that is easier to modify moving forward

Plan for Public Input on STR Activity and Policy

May – August 2023

- Host 3 in-person evening meetings
 - Millinocket, Moosehead, and Rangeley areas
- Host at least 1 virtual evening meeting
- Public comment period
- STR webpage
 - Meeting and policy information
 - Directions for submitting comments
 - Sign up box for STR email list (GovDelivery)
- Communication plan

Communication Plan

- Identify stakeholders - local, regional, and statewide – including:
 - lake/road/homeowner associations
 - plantation and town officials
 - economic development groups
 - lodging businesses or associations
 - chambers of commerce
 - realtors
 - other interested parties
- Advertise meetings, public comment period, webpage by direct outreach to stakeholders and through existing email lists
- Set up an STR-specific email list with webpage signup
- Keep public up to date by using email lists and the webpage

Tentative Timeline

<u>Week of</u>	<u>Event</u>
May 15 - 19	STR webpage live Initial communications
June 5 - 9	Meeting reminders
June 12 - 16	In-person evening meeting - Millinocket
June 19 - 23	Meeting reminders
June 26 - 30	In-person evening meeting - Moosehead
July 3 - 7	Meeting reminders
July 10 - 14	In-person evening meeting - Rangeley
July 17 - 21	Virtual evening meeting(s)
August 7	Report to Commission

Meetings and Public Input

- Staff provide orientation on STR activity and regulatory options
- Discussion questions/prompts
- Public input on:
 - Local STR activity
 - Nuisance issues
 - Economic value
 - Regulatory options:
 - Noticing methods and information provided
 - STR standards



Staff Report to Commission

- Overview of public input process
- Written public comments compiled
- Summary of comments received
 - in-person and virtual meetings
 - Written comments
- Detailed regulatory recommendation
- Draft rule language if applicable



**Do Commissioners have any feedback
on the staff's plan?**

