**Priority (III) Three**

**To maintain quality of life in Ogunquit neighborhoods through communication and enforcement of current regulations related to rental property and facilities used for employee dormitories.**

**Situation:**

The boom in the number of home rentals, with over 350 listed on Airbnb alone, is compromising living conditions in many neighborhoods. Overcrowding, a large number of cars, and trash build-up all contribute to excess noise and disturbance. Additionally, some rental properties are being rented for less than the allowable 7 days. We applaud the town for taking steps to address this issue.

There is a concern that housing for seasonal employees do not meet zoning and safety codes.
***Proposed Solution:***

**A.** Strengthen monitoring, inspection and enforcement of existing rules regarding rental properties in order to promote community safety and welfare. (2016)

1. Create a special category for rentals in residential neighborhoods, and register all property that is used for rentals. Assess a business registration fee if permissible.

2. Owners of rental property should furnish contact information to our police department.

3. Monitor web sites listing rentals, like Airbnb and Home Away, in order to identify those offering rentals and those offering rentals for less than 7 days.

4. Require rental owners to post rules for their rental property in the house and in the rental contract. These rules must include the number of people and cars allowed.

5. Inspect rental property as necessary, and respond to any complaint.

6. Set up a system of fines for those owners not complying with the rules.

7. Publicize information describing the above and all regulations and responsibilities of rental property owners, and how and under what circumstances neighborhood residents can report problems. Tools include the town website, direct mail or email to rental owners, the monthly push email that we are recommending, and potential inclusion in the tax bill.

**B.** Require homes being used as dormitories for employees to meet the requirements of zoning for Boarding Houses, Guest Houses or Inns if allowable in the Zoning District. This will also require meeting Life Safety, Fire Codes and Plumbing Codes. Enforce these regulations. (Now)

***Status****: Because the summer season was well underway when we issued our report, our plan was to get these recommendations in place for the 2017 season. The Town was already starting to focus on this issue, ORA has done research on how this is being handled in other areas, and Ogunquit Residents Alliance discussed ideas with our CEO. The goal is to communicate these rules to residents well before the 2017 season*.