

Comments submitted by email letter on the proposed STR Ordinance

June 14, 2025

Background to these STR Ordinance comments,

My wife and I have been residential property owners in Raymond for over 10 years of a Shoreland zoned property. We have not established the property as our primary residence but have discussed doing so in the future, have not offered the property for rent but may do so occasionally in the future, are regular users of STR rentals when traveling and visiting family which generally are less than 4 days in duration, and are partial owners of an STR property in another vacation market for which we are designated AirBNB SuperHosts. I share these details to illustrate we have seen the benefits of the STR property market, and understand the responsibilities of acting as both a responsible host and guest.

Dear Raymond Planning Board,

I believe an STR licensing system is an appropriate best practice for local property management in active vacation and tourist markets. As a consumer of the STR product, we believe allowing rentals of two days is a suitable standard for responsible STR hosts. Whether it is event driven, a wedding, graduation, or short vacation, I find it hard to see how our 2-4 person rental for two nights is more burdensome on a neighborhood than one that is five nights. And on a per day basis, I would argue our impact on the local economy is greater than the weekly or monthly rental.

For our property in Colorado, the fee for an annual STR license fee is \$250.00 and is not scaled to the number of bedrooms or property ownership, not an unreasonable annual fee. I would suggest a lower fee for property owners of over five years who are also Seniors or Veterans.

If there is a local or county lodging tax, as there is with our STR in Colorado, it is appropriate to apply those taxes to STRs; and generally they can be collected thru remittance arrangements with AirBNB and VRBO. Those taxes should not treat STR renters differently from those booking stays in hotels, motels, or campgrounds who should also be subject to similar tax rates.

Other ordinance rules should not substantially single out Residential STR property owners from non-STR property owners. All properties should show evidence of pumping their septic system

every five years and could be a condition of seeking electrical, plumbing, or improvement permits for all residential property owners.

It would also seem that administering the activities of rental properties should exclude re-renting of properties as STRs by anyone other than the primary property owner, and that properties under long term leases cannot operate as an STR. Time share properties and properties on property exchange sites like Kindred should also be considered for STR administration.

To summarize, I am in favor of reasonable STR ordinances that can be administered fairly for all residential property owners and I consider the STR to be a novel and important service for vacation and destination markets. Thank you for considering these comments and opinions.

Sincerely,

John Morrison

Raymond ME/Acton, MA

jmorhome1@gmail.com