

Hello,

We're forwarding our Short-Term Rental Ordinance for your review in developing a framework for Raymond.

We have spent three years developing it and have based it on the review and modification of at least five different existing STR ordinances in Southern Maine, as well as many features found in ordinances from around the country.

We believe any framework should include a clear set of performance standards, that includes regulations of subsurface waste disposal (which should be tied to occupancy rates), rubbish removal, on-site parking only, quiet hours, Good Neighbor Guidelines (adopted by most towns in Southern Maine) and strict occupancy limits.

In addition, there should be accountability to the neighbors in the form of a system for complaint review by the Code Enforcement Officer, accountability to the community in the form of license fees and fines for violations, and a system to appeal any decisions made by the town.

These are businesses operating in residential zones. They ought to be treated as businesses. When your right to do as you wish on your property overflows the four corners of your property and impacts the rights of your neighbor to the peaceable enjoyment of their own property, you've gone too far.

It is very disruptive, even without a houseful, the constant "changing of the guests" versus long term rentals (even for 6-8 months those renters adapt to the norms of the community). Living in a motel community, one never knows who is next door to you.

Unfortunately, many STR owners do not have an aversion to blurring that line. And that is when regulation becomes necessary. We're past that point in Raymond.

Respectfully,  
The Raymond Short-Term Rental Initiative Group

**Copied from email dated 5/21/2025 from Raymond STR Initiative**