

**Table 14-805**

Type of Rental	Hosted Home Stay	Non-Hosted Home Stay
<p><b>Type of Structure</b></p>	<p>One-family dwelling unit (including an associated authorized accessory dwelling unit); or a two-,</p>	<p>One-family detached dwelling unit or any associated authorized accessory dwelling unit; or</p>
<p><b>Type of Rental</b></p>	<p><b>Hosted Home Stay</b></p>	<p><b>Non-Hosted Home Stay</b></p>
	<p>three- or four-family dwelling unit</p> <p><b>Note:</b> Hosted Home Stays are prohibited in Post-Ordinance #4-22/23 ADUs; see Sec. 14-803(i) prohibitions.</p>	<p>a two- or three- or four-family dwelling unit; or</p> <p>a Multi-Owner Dwelling Unit Structure; or</p> <p>a Multi-Owner Mixed Use Structure; or</p> <p>an Authorized Mixed-Use Structure</p> <p><b>Note:</b> Non-Hosted Home Stays are prohibited in Post-Ordinance #4-22/23 ADUs; see Sec. 14-803(i) prohibitions.</p>
<p><b>Amount of Dwelling Unit Rented</b></p>	<p>Includes the rental of an entire dwelling unit OR, if only part of the unit, includes at a minimum a sleeping room and access to a bathroom</p>	<p>Whole dwelling unit</p>

<b>Owner-Occupied (i.e., Owner's primary residence)?</b>	Yes, at least one dwelling unit (or an associated authorized accessory dwelling unit) is the Owner's primary residence	Dwelling unit may or may not be Owner's primary residence
<b>Sworn Statement of Owner regarding primary residence required?</b>	Yes	No
<b>Type of Rental</b>	<b>Hosted Home Stay</b>	<b>Non-Hosted Home Stay</b>
<b>Evidence of Owner qualification for Maine homestead exemption for property required?</b>	Yes	No
<b>Owner/Host Operations</b>	If a single-family dwelling unit, Owner is present in the dwelling unit (or associated authorized accessory dwelling unit) during the short-term rental period; if a two-, three- or four-family dwelling unit, Owner is present in one of the dwelling units on such property during the short-term rental period	Dwelling unit may or may not be Owner's primary residence

<b>Length of Guest Stay</b>	Rental is on a temporary basis for periods of less than 30 consecutive days	Rental is on a temporary basis for periods of <i>at least 7 consecutive days</i> but less than 30 consecutive days; guests may stay for less than the minimum stay period <i>provided that</i> the rental unit remains vacant until the end of the minimum stay period (e.g., if guest stays for 4 nights, unit must remain unrented for
<b>Type of Rental</b>	<b>Hosted Home Stay</b>	<b>Non-Hosted Home Stay</b>
		the 3 subsequent nights)
<b>Cap on # of days unit is rented per year?</b>	None	None
<b>Occupancy limits</b>		
	Two guests per short-term rental guest bedroom and maximum of six guests total allowed per occupancy	Two guests per bedroom and maximum of six guests total allowed per occupancy
<b>Is registration per dwelling unit or per Owner?</b>	Registration is per dwelling unit (or authorized accessory dwelling unit)	Registration is per dwelling unit
<b>Reviewing Authority</b>	City Clerk	City Clerk

<b>Notice to Neighbors?</b>	For three- and four-family dwelling units, at commencement of a new non-short-term rental tenancy, Owner must acquire written acknowledgement of notice provided to tenant(s) of Owner's intent to operate a short-term rental in the building during the tenancy	Upon issuance of new registration per Sec. 14-805(b) (6)
<b>Notice to City Clerk if</b>	No	Yes
<b>Type of Rental</b>	<b>Hosted Home Stay</b>	<b>Non-Hosted Home Stay</b>
<b>sale/transfer of property?</b>		
<b>Inspection</b>	Inspection by Fire Chief or designee prior to initial registration; thereafter, at request of City inspection officials.	Inspection by Fire Chief or designee prior to initial registration; thereafter, at request of City inspection officials
<b>Locational limits</b>	Allowed in all zoning districts	Prohibited in all residential and residential conditional/contract zoning districts (at time of enactment of 5-22/23, those districts are RF, AA, A, G, VR, RT, WR, A-1, G-1, G-2, G-3, G-4, G-5, G-6, G-7 and O'NEIL)

