



**CITY OF SOUTH PORTLAND  
Executive Department  
Scott T. Morelli, City Manager**

**CITY OF SOUTH PORTLAND EMERGENCY REGULATIONS  
SUPPLEMENT #1  
April 2, 2020**

**I, Scott T. Morelli, City Manager of the City of South Portland, pursuant to the authority vested in me under Sec. 8-2.8 of the South Portland Code of Ordinances to “promulgate such regulations as he/she deems necessary to protect life and property and to preserve critical resources” in the event of a state of civil emergency within the City, hereby issue the following regulations, which are in addition to the Emergency Regulations issued March 26, 2020:**

**Section 1. Purpose.**

These regulations are issued following the state of civil emergency declared by the Mayor on March 24, 2020 and later extended by the City Council in order to reduce the risk of increasing the spread of COVID-19, preserve the public health and safety, and to ensure that the health care system is capable of serving all persons in need, especially those at high risk and vulnerable to COVID-19.

**Section 2. Prohibition on Short-Term Rentals.**

Short-term rentals in South Portland are prohibited through at least April 30, 2020, unless such rentals are for the following purposes:

- (a) To house a Maine resident who is homeless;
- (b) To house a health care professional who is coming to South Portland to join the COVID-19 response;
- (c) To house individuals who need a place to isolate away from their families because they have contracted COVID-19 or are being quarantined for

- (d) having been exposed to or possibly testing positive for COVID-19; To house individuals who are in South Portland to care for a family member or friend, including someone who may have contracted COVID-19;
- (e) To house public safety individuals (*i.e.*, police and/or fire/EMS personnel) who are in South Portland to provide assistance in the area based on a request from a municipal, county, or state governmental agency or department; or
- (f) To house individuals (and their children, if applicable) who are victims of domestic violence.

For purposes of these regulations, short-term rental means the use, control, management or operation of a dwelling unit or accessory dwelling unit, in whole or in part; for use by guests for dwelling, sleeping or lodging purposes; for compensation, directly or indirectly; for less than 30 consecutive days; and without regard to whether the unit is registered under Chapter 14 of the South Portland Code of Ordinances. Those individuals who are currently in a short-term rental shall have until April 10, 2020 at noon to vacate the premises. The City shall not be liable for amended, canceled or terminated bookings or lost revenue arising out of these regulations.

### **Section 3. Self-Quarantine for All Out of State and Out of Country Visitors.**

All persons arriving in the City of South Portland from another state or country and who are not merely passing through South Portland (and without regard to whether they are residents of Maine) are ordered to immediately self-quarantine for a period of fourteen (14) days. This self-quarantine requirement shall not apply to those identified in Section 2(a)-(f) above. Self-quarantine is stricter than a stay-at-home order and requires that an individual stay in a quarantine location; not go to work; not conduct, or travel to and from, essential activities as defined in the Governor of Maine's March 31, 2020 Executive Order No. 28 FY 19/20, "An Order Regarding Further Restrictions on Public Contact and Movement, Schools, Vehicle Travel and Retail Business Operations"; not use public transportation; separate from other individuals in a residence as much as possible; use standard hygiene and wash hands frequently; and avoid sharing personal items, towels and utensils. Individuals self-quarantining under this Order are permitted to leave the quarantine location for a medical emergency or to seek medical care, but may not leave their quarantine location if they have symptoms of, or have tested positive for, COVID-19 and a medical professional has determined that they do not require hospitalization.

### **Section 4. Enforcement.**

If necessary, these regulations shall be enforced by the Police Chief, or his designee.

### **Section 5. Penalties.**

Pursuant to Sec. 8-2.13 of the Code of Ordinances, the penalty for violation of or failure to comply with these regulations, in addition to injunctive relief, is a fine of at least \$100 but not greater than \$5,000 per occurrence, plus the costs of prosecution.

**Section 6. Severability.**

If any provision of these regulations or their application to any person or circumstance is held invalid by any court of competent jurisdiction, this invalidity does not affect any other provision or application of these regulations, which can be given effect without the invalid provision or application. To achieve this purpose, the provisions of these regulations are declared to be severable.

**Section 7. Duration.**

These regulations shall be effective at noon on Friday, April 3, 2020 and, pursuant to Secs. 8-2.6 through 8-2.7 of the Code of Ordinances, shall remain in full force and effect until either rescinded or modified by me or the emergency proclamation is terminated by the City Council.

Dated: April 2, 2020

  
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Scott T. Morelli, City Manager