


**ATTENTION
RAYMOND VOTERS**

ON JUNE 9TH

Vote **YES** on *Article 28*

Short-Term Rental Ordinance A commonsense solution for Raymond

On June 9th, Raymond residents will vote on an Ordinance regarding Short-Term Rental use. This ordinance was created by the Town Planning Board, after several meetings and public input.

We've done extensive research and here is what we found...

FACT

Homeowners have rented their homes to help cover expenses for many years. They are understandably careful about who they allow to rent and how their guests behave. After all, the residence is their personal home, and they want to protect long and valued relationships with their neighbors.

A new player with very different motivations has arrived in the rental market in towns like Raymond. The growing phenomenon is the corporate owned, investment property rental owned and operated exclusively for profit in our residential neighborhoods. Monitoring this new form of rental in our communities is a growing issue in desirable communities like Raymond and elsewhere around the country.

FACT

Right now, there is no limit to how many people they can host at a property. Their septic system may be designed for 6 people...yet they can advertise and house as many as they want. Their driveway may safely hold 2 cars, but they can advertise it has 12 beds. Right now...they can maximize their profits without any oversight.

FACT

Many of these properties are simply used for large gatherings. They charge a large rental fee, which encourages large groups to come in and share the costs. They host weddings, bachelor and bachelorette parties, and large groups that come to let loose for a few nights....often times without regard for the neighborhoods they are located in.

FACT

Raymond is bordered by towns that have their own Short Term Rental ordinances in place. And without one Raymond is seen as more desirable for these businesses to set up more properties in Town.

FACT

If you run a respectful rental property here in town or a motel or Bed and Breakfast, this Ordinance will actually help protect your investment. It will help ensure that all Short-Term rental property owners will have to also run a responsible property and keep up with the same standards that you have to comply with.

FACT

The newly adopted Comprehensive Plan encourages the Town to address the growing industry of Short-term Rentals. This Ordinance is a moderate, common sense approach to fulfilling that goal.

FACT

The State of Maine mandate...LD1829... states that Raymond has to find ways to provide more housing. Yet allowing a property to be developed into a rental property seems to go against that mandate. In other words...if a property is being used solely as a Short-Term rental...that is another property unavailable for a family to buy and live in.

FACT

Alot of this ordinance focuses on safety. It will mandate inspections for Life-safety, proper fire alarms, fire extinguisher, escape routes and that the number of occupants does not exceed the amount of people the septic system is designed for. These are basic safety measures that will ultimately ensure safer places in town for all guests, and help limit the exposure that the Town of Raymond may be exposed to by knowingly allowing people to stay in a property that has not been inspected or approved for Life-safety.

Assumptions that should be clarified....

ASSUMPTION: this ordinance will have a negative effect on PROPERTY VALUES

Yes...a profitable STR property can certainly help STR owners since they are making a lot of money and therefore their property may be more desirable to sell to other STR owners...but how does it help property values of us regular year-round citizens? It doesn't. It is pricing out people looking to make Raymond their primary home, inflating the housing market to an unaffordable range and has an impact on supply.

ASSUMPTION: this ordinance may over-burden town officials

It should not, in fact Raymond recently joined the Greater Portland Council of Governments, and they have a vendor partner that has developed software to monitor and manage registration, records and enforcement of Short-term rental properties. And this is a growing industry due to the recent growth of the Short-term rental industry.

ASSUMPTION: this ordinance will have a negative effect on the LOCAL ECONOMY

This Ordinance does not limit the amount of Short-Term rental properties or cause any existing ones to be shut down, unless they are being completely disrespectful or unsafe. So, the current local companies employed by these businesses will still be able to service these properties the same way they are right now. That should not change.

Keep in mind that Raymond businesses were successful before this surge of Short-Term Rentals.

In addition, the majority of Short-Term rental properties are seasonal, yet many of our small businesses in town are not seasonal and depend on year-round customers. Long-term residents provide long-term community commitment and stability.

And...a growing number of these properties are owned by Out-of-state investors....so we ask.....where is that profit money actually going?

ASSUMPTION: this ordinance can not be funded by the Town

Correct. The Town is not allowed to profit from this effort, but the Town can develop a fee schedule that will pay for additional staff and services as needed to cover the costs. So...it should not cost the Taxpayers a penny.....

This comes down to a ZONING ISSUE

Many of these properties are being renovated, or even built from scratch, to be full-time rental properties. Yes...they are built as single family homes...but they are not being used that way. Building Codes and regulations are NOT based on WHAT a building is....but on HOW it is used. For example, if someone transforms an old mill into housing....a whole set of new rules apply. Many of these properties are being used like motels.... yet they do not have to comply with the same codes and are allowed without any oversight.

Please consider supporting your neighbors, even if this problem doesn't directly affect you by voting YES on Article 28 to put guardrails in place.

- ✓ To give the Town some data to help make decisions about the Ordinance going forward.
- ✓ To protect resident rights to a quiet and peaceful environment.
- ✓ To protect the reason we love to live here.