

WHY A SHORT-TERM RENTAL ORDINANCE FOR FAYETTE?

Seasonal and short-term rentals have a long history in Maine

- Generally consisted of small camps around lakes, ski areas, or other recreational activities
- Most were seasonal homes/camps
- Primarily for use of family and friends
- Use was relatively infrequent

But changes in the past 20 years have greatly increased the current actual (and future expected) existence and use of short-term rentals

- More rental space and multi-season use became available as new dwelling size increased and existing dwellings were expanded and winterized
- Attitudes changed and short-term renting became a desired alternative to second home ownership or lodging accommodations
- The advent of new online marketing platforms (Airbnb, VRBO, etc.) made short-term renting easy for owners and renters
- Profitability of short-term renting made it a good business investment
- Covid increased the desirability of Maine as a destination
- Change of Maine housing laws to increase housing density allowances and ADUs (Accessory Dwelling Units)

While short-term rentals can benefit local economies and increase awareness of the desirability of local towns, they have also brought problems:

- Neighbor complaints have increased dramatically in areas of high STR usage
 - Excessive noise and parties
 - Trash
 - Uncontrolled pets
 - Intrusive lighting
 - Intensive use of ATVs and snowmobiles on residential property
 - Disregard of boating laws
 - Outdoor fire safety
- Parking issues on narrow lake roads
- Water quality issues, especially regarding overuse of septic systems designed for single-family use

Fayette, along with a rapidly growing number of other Maine towns and cities, recognizes that if we are not proactive in addressing the issues that can accompany

STRs, these issues will be decided for us by others, including potential out-of-state investors who have no commitment to preserving the character of our town and the quality of our natural resources.