

The **Transient Residential Rental (TRR)** subcommittee of the Planning Board was established in September 2016, as a response to Citizens' complaints regarding increasing incidents of disruption to neighborhoods. The complaints have included excessive noise; several cars parked on lawns; trash left behind; and no apparent oversight of renters in adjacent properties. Other issues discovered during the initial process of research into the subject of short-term rentals revealed concerns about general safety and integrity of fire codes; the building of dwellings specifically targeted to transient, short-term rentals within residential neighborhoods; and a lack of fairness in oversight, licensing, and performance standards compared to those required of Inns, B&Bs, and Hotel/Motels, but not of property owners **who collect money for a place to stay**.

Online evidence of ever-increasing numbers of rental postings in York on various websites, such as AirBnB, VRBO, and HomeAway, have made it abundantly clear that we will experience more changes in the character of our community. By confronting this issue with an eye towards developing performance standards that are fair to all who live in York, we hope to foster a win/win situation in welcoming as many travelers as possible, while protecting the interests of all who live here. From the outset, the TRR committee has sought to develop transient residential rental standards that will not only level the playing field for everyone, but also guide those homeowners who wish to embark on the rental market themselves. As the surrounding communities of Kennebunkport and Ogunquit have recently enacted similar Ordinances, we will not be alone in this endeavor.

The Committee has defined Transient Residential Rentals as "The rental of all or part of a dwelling unit for temporary occupancy of 30 consecutive days or less during a calendar year. The definition does not include Boarding House, Bed and Breakfast, Lodging Home/Tourist Home/Inn, Hotel/Motel and Accessory Dwelling Unit".

The purpose of this new Ordinance is to establish a permitting process and appropriate standards for the rental of residential dwelling units for transient occupancy, and to minimize negative secondary effects that transient residential rentals may have on Abutters and surrounding residential neighborhoods. The primary goal is to retain the character of the neighborhoods in which a transient residential rental use occurs.

The committee plans to hold Public Hearings in December and January, and to place this initiative on the May 2017 ballot. We envision a gradual roll-out, becoming effective in September 2017 for rentals commencing January 1, 2018 and beyond.

Members of the committee include three representatives of the Planning Board: Al Cotton, Gordon Eldridge, and Kathleen Kluger, Chair; Town Planner, Dylan Smith; Chamber of Commerce liaison, Troy Williams. We are looking to add a Citizen-at-large, and a liaison of the Board of Selectmen.