

Chapter 215

RENTALS, SHORT-TERM

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[HISTORY: Adopted by the Town of Camden 6-8-2021 . Amendments noted where applicable.]

§ 215-1. Purpose.

The Town of Camden is committed to maintaining its small-town character, scenic beauty, and natural resources that are the foundation of its economic strength and quality of life. The purpose of this chapter is to safeguard the public health and safety of the residents of the Town of Camden and their visitors and guests while preserving the residential character of neighborhoods, minimizing nuisances, and providing equity with other residential and commercial uses. This chapter is an attempt to protect the public's health and safety in residential neighborhoods and to ensure compliance with applicable zoning ordinance requirements and to ensure the orderly growth and stability of the Town's neighborhoods.

§ 215-2. Authority.

This chapter is enacted pursuant the home rule authority granted to the Town in accordance with the provisions of Title 30-A M.R.S.A. § 3001.

§ 215-3. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

DWELLING UNIT — A room or group of rooms designed and equipped exclusively for use as permanent, seasonal, or temporary living quarters for only one person or family at a time, and containing living, sleeping, toilet and cooking facilities. The term shall include mobile homes and rental units that contain cooking, sleeping and toilet facilities regardless of the time period rented. Recreational vehicles are not residential dwelling units. A dwelling unit may not be rented for periods of less than seven consecutive days.

FAMILY — One or more persons occupying a dwelling unit and living as a single housekeeping unit, as distinguished from a group occupying a boarding home, rooming house, or hotel.

HOSTED SHORT-TERM RENTAL — A short-term rental where the owner(s) of the property resides on the property where the short-term rental is located and the property is the property owner's primary residence. For the purpose of this provision, "primary residence" shall mean a dwelling unit occupied by the same resident for a minimum of six consecutive months plus one day.

SHORT-TERM RENTAL — The use of a dwelling unit or portion thereof for rent to a person, persons or a family for a period of less than 30 days and a minimum of seven days.

UNHOSTED SHORT-TERM RENTAL — A short-term rental where the owner(s) of the property do not reside on property where the short-term rental is located and it is not the owner(s) primary residence. For

the purpose of this provision, "primary residence" shall mean a dwelling unit occupied by the same resident for a minimum of six consecutive months plus one day.

§ 215-4. Registration; procedure.

- A. All unhosted short-term rentals shall be registered with the Town of Camden on an annual basis, prior to the rental of a dwelling or portion thereof. Registration forms, along with applicable fees, shall be filed annually with the Town Clerk.
- B. Registration forms shall include, but not be limited to, the following information:
 - (1) Name and mailing address of the property owner.
 - (2) Physical address and Map and Lot number of the property to be rented.
 - (3) Local contact name and phone number for purposes of twenty-four-hour emergency contact.
 - (4) Identification of the dwelling unit or portion thereof that is to be rented.
 - (5) Determination of compliance with Chapter 290, Zoning, of the Code of the Town of Camden.
- C. The property shall comply with all applicable laws, codes, and ordinances.
- D. A registration card shall be issued to the property owner upon submission of the completed form and payment of any fees as may be set from time to time by the Select Board. The card shall certify that the applicant has met all requirements in this article and Chapter 290, Zoning.
- E. An approved registration card shall be posted on the premises of the vacation rental unit for convenient inspection by a vacation rental occupant; the approved registration card shall also be posted on any web-based online rental platform where the property is listed for rent.
- F. Registration does not relieve the property owner from the obligation to obtain any additional permits necessary for the use.
- G. Inspections. (Reserved)

§ 215-5. Transferability.

Any registration issued hereunder shall not be transferable.

§ 215-6. Enforcement; violations and penalties; appeals.

- A. Enforcement authority. The provisions of this chapter shall be enforced by the Code Enforcement Officer or the Police Chief, or their designee.
- B. Violations. Any person who violates the provisions of this chapter or fails to seek a license renewal which is required by this chapter shall commit a civil violation from which a penalty of \$50 may be adjudged, upon a complaint by the municipality to the District Court or the Superior Court. Each day of continued violation shall constitute a separate offense which subjects the violator to a penalty of \$50 for each day of violation. If found in violation by the Courts, the violator shall pay all court and legal fees as may be incurred by the Town of Camden.
- C. Appeals. An appeal from the action of the Code Enforcement Officer or Police Chief, or their designee, may be sought through the provisions of Article VII in Chapter 290, Zoning.