

**MUNICIPAL OFFICERS' CERTIFICATION OF OFFICIAL TEXT OF A PROPOSED ORDINANCE
[30-A M.R.S.A. § 3002(2)]**

To Katrina Oakes, Clerk:

Article 5:

Shall the Town of Camden amend *Chapter 290 Zoning, Article III, Terminology § 290-3.2 Definitions* by amending a definition and adding other terminology to define Short-Term Rentals uses.

NOTE: *These amendments add new terms to the definition section of Chapter 290, Zoning to define Short-Term Rental uses and amends the definition of dwelling unit. A copy of the proposed amendments is available for review in the Town Clerk's Office during regular business hours and on the Town of Camden's website at www.camdenmaine.gov*

Planning Board Recommends: 5-0-0

Select Board Voted: 3-0-0

This is being presented to the voters for their consideration at secret ballot voting on Tuesday, June 11, 2024 Pursuant to 30-A M.R.S.A. § 3002(2), you will retain this copy of the complete text of the ordinance as a public record and make other copies available for distribution to the voters, and you will ensure that copies are available at the town meeting/polling places on the day of the vote.

Dated: April 16, 2024



Thomas Hedstrom, Select Board Chair

Amend Chapter 290, Article III, § 290- 3.2 Definitions by amending a definition and adding other terminology to define Short-Term Rental uses.

COMMERCIAL SHORT-TERM RENTAL

A short-term rental where the owner of the rental does not claim primary residency on the property and the owner operates a short-term rental unit.

*Note: These short-term rentals may be permitted provided the operation of the rental is in accordance with all applicable regulations of this Chapter and Chapter 215 Rentals, Short-Term.

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.~~

RESIDENTIAL SHORT-TERM RENTAL

A short-term rental where the rental is located on a lot where the owner claims primary residency, and the owner may or may not be “in residence” during the tenancy of the short-term rental by transients.

*Note: These short-term rentals may be permitted provided the operation of the rental is in accordance with all applicable regulations of this Chapter and Chapter 215 Rentals, Short-Term.

SEASONAL SHORT-TERM RENTAL

A short- term rental located within a building containing a single dwelling made up of a room or group of rooms containing facilities for eating, sleeping, bathing, and cooking, but has water service available only seasonally and is occupied only seasonally. These structures typically do not contain insulation, or whole house heating, ventilation, and air conditioning (HVAC) systems.

*Note: These short-term rental units may be permitted provided the operation of the rental is in accordance with all applicable regulations of this Chapter and Chapter 215 Rentals, Short-Term.

SHORT-TERM RENTAL

The use of a dwelling unit for rent to a transient occupant(s) for a period of no more than 28 consecutive days (or one calendar month), whichever is less.

TRANSIENT OCCUPANT

A transient occupant is any person or a guest or invitee of such person, who, in exchange for compensation, occupies or is in actual apparent control or possession of residential property, which is either: 1) registered as a short-term rental property, or 2) satisfies the definition of a short-term rental property, as such term is defined in this article and Chapter 215, Rentals, Short-Term Rental. It shall be a rebuttable presumption that any person who holds themselves out as being an occupant or guest of an occupant of the short-term rental is a transient occupant.