

# MAINE STATE LEGISLATURE

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# 131st MAINE LEGISLATURE

## FIRST SPECIAL SESSION-2023

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Legislative Document

No. 1734

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H.P. 1113

House of Representatives, April 20, 2023

### **An Act to Clarify the Authority of Municipalities to Regulate Short-term Rentals**

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Reference to the Committee on State and Local Government suggested and ordered printed.

  
ROBERT B. HUNT  
Clerk

Presented by Representative HASENFUS of Readfield.  
Cosponsored by Senator: HICKMAN of Kennebec.

1 **Be it enacted by the People of the State of Maine as follows:**

2 **Sec. 1. 30-A MRSA §4364-C, sub-§2**, as enacted by PL 2021, c. 672, §7, is  
3 amended to read:

4 **2. Municipalities may regulate short-term rentals.** A municipality may establish  
5 and enforce regulations regarding short-term rental units in order to achieve the statewide  
6 or regional housing production goal. For the purposes of this subsection, "short-term rental  
7 unit" means living quarters offered for rental through a transient rental platform as defined  
8 by Title 36, section 1752, subsection 20-C and living quarters governed by other law,  
9 including, but not limited to, Title 22, section 2501.

10 **SUMMARY**

11 This bill changes the definition of "short-term rental unit" in the laws that allow a  
12 municipality to establish and enforce regulations regarding short-term rental units in order  
13 to achieve the statewide or regional housing production goal by including certain living  
14 quarters that are not required to be licensed under the Maine Revised Statutes, Title 22,  
15 chapter 562.