

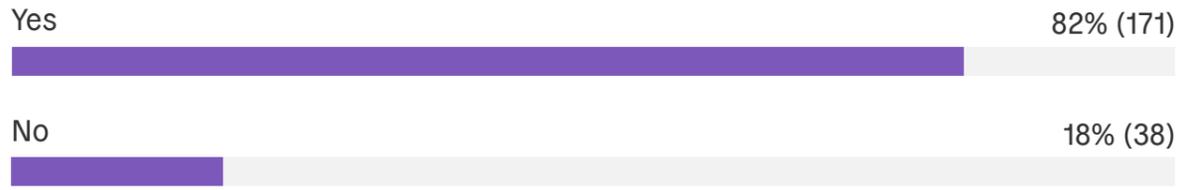


Long-Term Rental Registration Task Force - Rental Registration and Inspection Survey

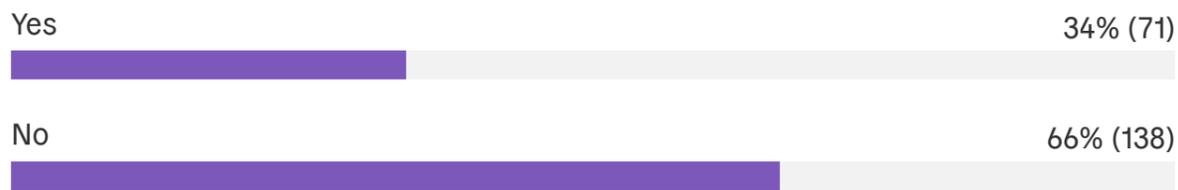
Survey Results
FINAL

04/04/2022

Do you own property in Bar Harbor?



Do you rent out any residential housing in Bar Harbor to others? (Are you a landlord?)



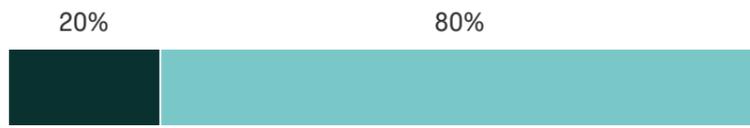
If you answered yes to Question 2, do you rent any of the following types of housing? (Select all that apply)

| Question | Yes | No |
|--|-----|-----|
| A portion of your home that you also reside in | 20% | 80% |
| A separate unit on your property | 26% | 74% |
| A single-family home | 61% | 39% |
| Unit(s) in a duplex | 25% | 75% |
| Unit(s) in a multi-family building (Three or more units) | 13% | 87% |
| An apartment | 33% | 67% |
| Dorm-style housing | 2% | 98% |
| Housing for your employees | 23% | 77% |
| Other | 14% | 86% |

[Expand all / Collapse all](#)

Yes No

A portion of your home that you also reside in



A separate unit on your property



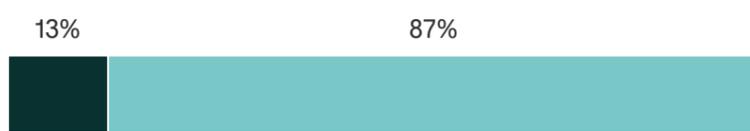
A single-family home



Unit(s) in a duplex



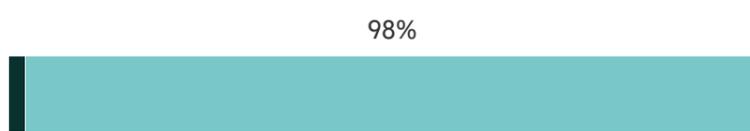
Unit(s) in a multi-family building (Three or more units)



An apartment



Dorm-style housing



Housing for your employees



Other

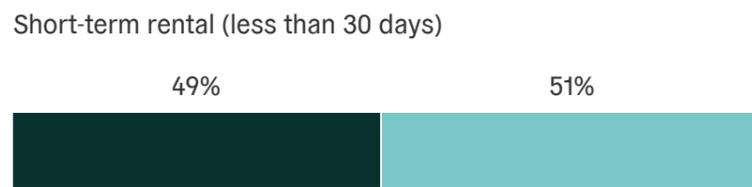


If you are a LANDLORD (rent out residential housing in Bar Harbor) what length of time do you rent your housing? (Select all that apply)

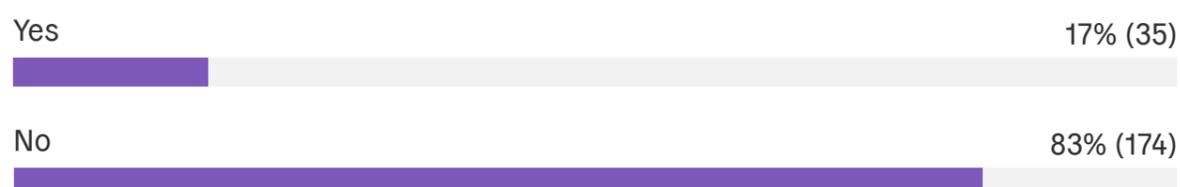
| Question | Yes | No |
|--|-----|-----|
| Year-round | 59% | 41% |
| Winter rental | 30% | 70% |
| Summer rental (more than 30 days but not all year) | 42% | 58% |
| Short-term rental (less than 30 days) | 49% | 51% |

[Expand all / Collapse all](#)

Yes No



Are you a TENANT renting residential housing in Bar Harbor?



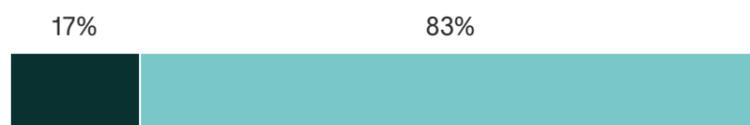
If you are a residential housing TENANT in Bar Harbor, what type of housing do you rent?

| Question | Yes | No |
|---|-----|------|
| A portion of someone else's home | 17% | 83% |
| A separate unit on your landlord's property | 16% | 84% |
| A single-family home | 30% | 70% |
| A unit in a duplex | 7% | 93% |
| A unit in a multi-family building (Three or more units) | 16% | 84% |
| An apartment | 37% | 63% |
| Dorm-style housing | 3% | 97% |
| Employee housing provided by your employer | 7% | 93% |
| Other | 0% | 100% |

[Expand all](#) / [Collapse all](#)

Yes No

A portion of someone else's home



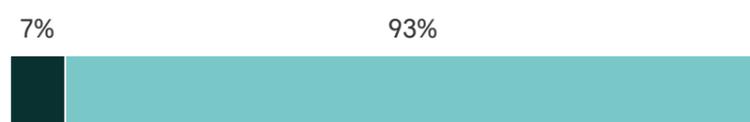
A separate unit on your landlord's property



A single-family home



A unit in a duplex



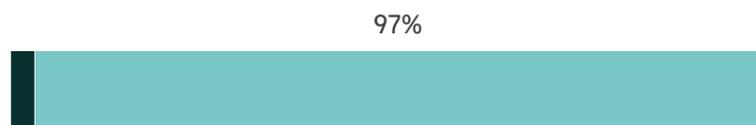
A unit in a multi-family building (Three or more units)



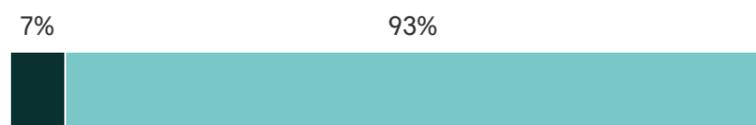
An apartment



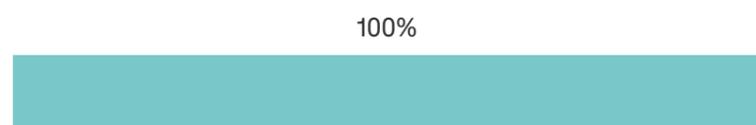
Dorm-style housing



Employee housing provided by your employer



Other



If you are a TENANT in Bar Harbor, what is the length of time your rental is available?

| Question | Yes | No |
|--|-----|-----|
| Year-round | 67% | 33% |
| Winter rental | 12% | 88% |
| Summer rental (More than 30 days but not all year) | 3% | 97% |

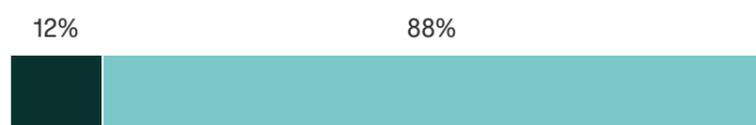
[Expand all / Collapse all](#)

Yes No

Year-round



Winter rental



Summer rental (More than 30 days but not all year)

97%



Do you believe that the REGISTRATION of long-term rentals in Bar Harbor would be beneficial to any of the following:

| Question | Yes | No |
|---|-----|-----|
| Data collection to help understand housing availability and housing trends | 73% | 27% |
| Data collection to help develop strategies for increasing local housing stock | 68% | 32% |
| Increasing the value of properties | 24% | 76% |
| Promoting safety within the community | 57% | 43% |
| Protecting our communities more vulnerable (low-income, senior citizens, those with disabilities, non-English speakers) | 56% | 44% |
| Other | 18% | 82% |

[Expand all](#) / [Collapse all](#)



Data collection to help understand housing availability and housing trends

73% 27%



Data collection to help develop strategies for increasing local housing stock

68% 32%



Increasing the value of properties

24% 76%



Promoting safety within the community



Protecting our communities more vulnerable (low-income, senior citizens, those with disabilities, non-English speakers)



Other



Do you support the REGISTRATION of long-term rentals in Bar Harbor? (Bar Harbor currently regulates and inspects, either through a permit or license process, short-term rentals, Employee Living Quarters, and Shared Accommodations.)



Do you believe that INSPECTING long-term rentals in Bar Harbor would be beneficial to any of the following:

| Question | Yes | No |
|--|-----|-----|
| Understanding housing availability and housing trends | 50% | 50% |
| Ensuring fire and life safety precautions to help prevent a catastrophic event | 81% | 19% |
| Developing strategies for increasing local housing stock | 40% | 60% |
| Helping landlords be aware of preventative maintenance issues | 68% | 32% |
| Helping landlords maintain their properties | 62% | 38% |

| Question | Yes | No |
|---|-----|-----|
| Educating tenants about tenant rights | 59% | 41% |
| Increasing the value of properties | 30% | 70% |
| Promoting safety within the community | 67% | 33% |
| Protecting our communities more vulnerable (low-income, senior citizens, those with disabilities, non-English speakers) | 56% | 44% |
| Preventing overcrowding | 55% | 45% |
| Other | 17% | 83% |

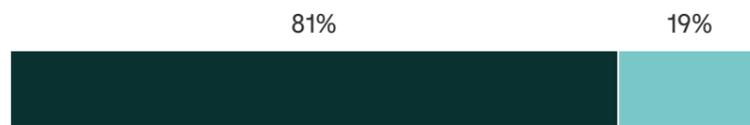
[Expand all](#) / [Collapse all](#)

Yes No

Understanding housing availability and housing trends



Ensuring fire and life safety precautions to help prevent a catastrophic event



Developing strategies for increasing local housing stock



Helping landlords be aware of preventative maintenance issues



Helping landlords maintain their properties



Educating tenants about tenant rights



Increasing the value of properties



Promoting safety within the community



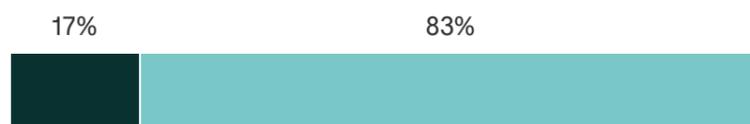
Protecting our communities more vulnerable (low-income, senior citizens, those with disabilities, non-English speakers)



Preventing overcrowding



Other



Do you support an INSPECTION of long-term rentals in Bar Harbor? (The town of Bar Harbor currently regulates and inspects, either through a permit or license process, short-term rentals, Employee Living Quarters, and Shared Accommodations)



If inspections were required for long-term rentals, should they address:

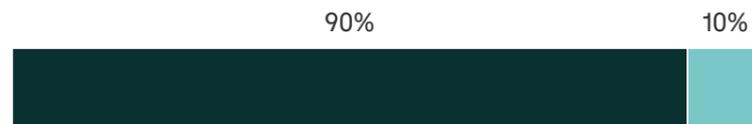
| Question | Yes | No |
|----------|-----|----|
|----------|-----|----|

| Question | Yes | No |
|-----------------------------------|-----|-----|
| Fire & life safety issues | 90% | 10% |
| Overcrowding and occupancy limits | 70% | 30% |
| Building code violations | 77% | 23% |
| Property maintenance | 56% | 44% |
| Other | 22% | 78% |

[Expand all / Collapse all](#)

Yes No

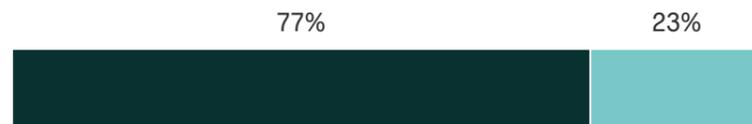
Fire & life safety issues



Overcrowding and occupancy limits



Building code violations



Property maintenance



Other



Comments:

The downside to inspecting rentals to make sure they are up to code is some landlords may choose to evict tenants instead of paying for changes. This has already happened on the street I live on. Landlords may also drastically increase rents in order to bring their buildings into compliance making them unaffordable for most of us with limited income. This is a double edged sword and may have more negative impacts than positive.

Housing is impossible to find. More often than not people have to leave the area because there is nowhere to live. You would think business owners would want to provide housing so they can have more employees but almost every landlord would rather overcharge for summer rentals to make a quick buck and further drive people from our community. There is a housing crisis here and it causes undue stress and trauma to the most vulnerable residents.

Please leave us alone. It's one money grab after another. Stop increasing the cost of ownership and perhaps we can provide more affordable housing.

Providing safe, affordable, year-round, long term rentals has been one of the biggest problems (and it's still growing) in bar harbor for nearly a decade — it's time to throw the book at it.

None

My insurance company inspects my building every year. They require we have an inspection by a fire safety inspector every year as well. I answered no to all of the above because I think it would be redundant and a waste of time/money to add this to the town's responsibilities. I wouldn't be against a registration so the town knows what is happening, but I don't think inspection is necessary. That said there may be people who don't insure their buildings and that is problematic. No easy answer to fit all Needs. I have nothing to hide and would never intentionally put someone in danger. I support the work you are doing and can only hope we can be the ones to come up with a creative viable solution to our housing crisis.

Inspecting long term rentals is not going to do anything to increase the availability of housing. However, removing the restrictive area per single family unit requirement in the LUO for long term rentals will.

Speaking as a landlord in southwest harbor, it's typically the tenants that squeeze in extra people without the landlords knowledge. I don't think the landlord should be penalized for that. I think more should be done to limit the number of short term rentals. That's the way to help with housing. Also providing a parking garage for tourists.

Focus on residential zoning as it is now, people deserve to have real year around neighbors, not random folks from NY/NJ treating neighborhoods as hotel parking lots. We already have codes for housing, if something needs attention either the tenant can bring it to the town or the insurance company should make the owner fix it. A town of this size should be able to handle existing codes and laws easily.

There are many seasonal rentals and employee housing in Bar Harbor that are not safe for tenants. They are being ignored and overcrowded to get as many people inside for work force housing. There are places on Cottage Street that house people in the attics with no fire escapes. There are year round that also need to be inspected. With a housing shortage, many landlords and employers are renting out spaces that unsafe and filling them with more people than is safe. It is just a matter of time when one of these places has a fire. The town needs to address this before it is too late.

There should be a tax incentive to encourage multi-property owners to reconsider the obvious financial advantages of weekly rentals. There needs to be something done to encourage year-round renting. If you can't beat weekly rentals, do your best to match the advantages. My landlord could make so much more off of my rental if it was an air b&b/vrbo and he should be commended for not submitting to the greed of converting his properties. He allows myself and other year-round community members to remain here. Where's his pat on the back for making sure that the backbone of this viable community can exist here themselves? Why is his burden equal to those that have monetized this down and depleted the stock of homes in a geographically restricted area?

Only support this if it can be done with existing town personnel and vehicles, you have enough people to do this job without adding anyone else to the payroll, and you definitely have enough town trucks to get the job done without buying any more

The fire and safety risks and the overcrowding risks are not in long-term rentals but in seasonal employee housing. Inspections of long-term rentals will discourage landlords

from offering long-term rentals. Let's recognize the elephant in the room: overcrowded seasonal employee housing.

There shouldn't be a fee for every year and there also shouldn't be a regulation on short rentals in a shared house or share room.

This needs to stop. You are not helping but killing long term rentals. Stay the **** outta stuff you should not be in. Like long and short term rentals.

Long term rentals are really not the problem, and long-term rental landlords should be supported by all of the above to increase long-term renting.

X

I don't believe the increased control over rentals is the solution to the housing issue in Bar Harbor. The town should spend more time on zoning issues then limiting the rental of private homes owned by full time and part time residents who are trying to keep their homes in Bar Harbor. I completely support safety requirements for rentals.

Forcing registration and inspection on landlords feels like an undue burden on long term rental property owners, and ultimately their tenants, in a place where if you want to charge affordable rent and still pay the bills it's a real challenge. Long term rental owners should be offered subsidies or some kind of incentive to keep supporting the year round community, not given more hassle. Raising tax on hotels or weekly rentals and making a program where year-round rental owners can register (and have their homes inspected etc) and be given credits to help make rent more affordable makes way more sense to me. Thanks for reading.

inspection will not help the current year round, long-term in-town rental housing problem. rising property values only helps the property owner when time to sell, as it can very quickly increase tax rates, and subsequently cost to renters, making things unaffordable for the year round community, either renter or property owner. this will exacerbate the major problem bar harbor faces in its year round rental vs. weekly vacation rental debacle. to quote this survey literature: "Bar Harbor currently regulates and inspects, either through a permit or license process, short-term rentals, Employee Living Quarters, and Shared Accommodations." stick to that job, do that job right, and leave us year round residence alone. if you keep bothering us year-round residence, either renter or property owner, you won't have anymore year-round folks to bother, and if that is this town's goal, then "good luck" to you.

Question 9 can't be a yes or no. It depends on the add what comes with one vote or the other.

I worry that inspection would discourage people from renting their property. We desperately need long term rentals. (I rent short-term seasonally, but I rent my actual home and only so I can afford to retire in my own home.) Sometimes imperfect housing is better than no housing.

Rather than inspections.. I would make sure landlords had adequate insurance coverage certification.. insurers should be handling inspection relevant to safety considerations. If the town wants to create a registration process, proof of insurance (just like with your car) is better than inspections. Otherwise you are going to create two different systems of loss control and safety measures which would likely lead to two different sets of standards and more confusion.

Unlike short-term rentals, long-term rentals should be encouraged. All of this crap is just an intrusion on property rights and freedom.

I don't think this is going to help solve the housing issue here, but I do think it will prevent slum lording and unsafe living conditions. I have had many friends who have had to pay a premium for black mold-infested apartments and other unsafe living conditions.

this is such a tricky one, because the only way some locals that own here can afford to stay here is to rent out, and they may have such tight margins that doing all the necessary upgrades is impossible. there should be leniency and support to home owners going through this process, we don't want to lose anymore locals to these rules

We clearly have a housing crisis. Purchasing a house in Bar Harbor is now out of reach for many people. The long-term rental market is very poor and increasingly unaffordable. (By the way, "long-term" should be defined as longer than 30 days; at least 90 days, perhaps 120 days, I would be more inclined to think it should be at least six months.) Some of the questions need additional options or the ability to add comments. For instance, "increasing the value of properties" and "promoting safety within the community," fields seeking yes/no answers for several questions. I answered "no" to those but there is a qualification: while I don't feel that long-term rentals increase the value of properties nor promotes safety within the community, neither do I feel that they decrease the value of properties (when long-term is year-round; I have no opinion about their effect on value for short-term (30+ days)) nor do they change the safety of the community. To preserve our sense of community, we need to encourage year-round residency.

This sounds expensive not only for the landlords but also for the town. I think its a good idea to do in the future but at this time I feel like there's more higher priority issues the town needs to focus there time and money on!

The biggest problem in BH is regressive zoning. As more people want to live in BH and can afford the market prices (this trend will continue with or without STR regulations) the prices will continue to increase based on supply and demand. Unless the zoning gets improved to allow for more housing options, a lot of people are going to be left out (not judging whether this is bad, good, or otherwise but it is what it is). The world is changing fast, either acknowledge it and adapt proactively or continue to watch and react with regulations that just make it harder for people to live their lives. Look to Belfast for examples of progressive solutions instead of the regressive regulations.

Glad to see this work being done. Thank you.

Please stop over regulating everything. This will result in more burden for land owners (unintended consequence will be less housing) and intrusions of privacy for tenants. There are already mechanisms in place to ensure safety and that non compliant conditions are corrected.

If the Town would like to make multi family units more available in the rural areas of Bar Harbor (Town Hill) the zoning should be changed to allow multi family units.

I have had to move over 5 times since May 2021. Currently I am homeless but an essential part of the Mount Desert Island community; I work with and support our disabled residents, I work with the youth of the community, and am a vital part of volunteering programs, as well as performing and visual arts here on the island. I am greatly needed here on the island, yet the island has made me homeless due to the year round housing crisis.

We need to be careful not to increase barriers to Long-term rental options. Registration and Inspection may be necessary for a safe rental environment, but there needs to be other incentives for long-term rentals, instead of short-term rentals.

If you rent downtown, you should also have parking for your tenants.

I support inspections, but I really worry that requiring inspections will be a burden to landlords without a lot of wealth, and may incentivize them to take their units out of longterm rental. That would be a bad outcome given the existing scarcity of longterm rentals. I wish there was an "unsure" option on this survey. Anyways. Thank you for your work. As a winter renter transitioning to a year-round renter, I feel a lot of anxiety around the ability to find any housing options here. I am hopeful about the town helping improve long-term rental stock to help assuage some of the stress facing landlords and renters both.

We are being over regulated by the town of Bar Harbor. The new policies being put into effect are doing more damage than good to housing in Bar Harbor. We cannot afford to turn into a mini California! The new rules are chasing long term business people and residents from living in the town we call home.

There is so much talk about limited housing on the island. Requiring registration and inspection of long term properties will deter people from wanting to rent their property long term especially when they can make more money on vacation rentals.

You can create a resource for renters to report violations instead. If you want information on available rentals you can ask landlords to fill out a questionnaire instead.

If the town gets involved I think they should just look at employee housing and not year round renters. I am a landlord. I rent out my duplex freshly painted, landscaped, and also new appliances if needed. I pay all utilities including an enormous oil and propane bill and rent it at an affordable rate. I just barely break even When someone moves out it is apparent they did not take care of my property and I have considered selling. If the town is going to inspect and make me get a permit that will push me closer to selling. I do get offers all the time and none are from people already living on the island so like everything else that sells it would go to someone out of state. Right now there is a family with children on one side (parents grew up in BH) and someone that grew up here and works at the lab. I think you will screw increase rent and people like me will say this is not worth it. My duplex is also in a neighborhood so I am careful who I rent to so I don't disrupt the neighborhood.

Long term housing is already in short supply and is very expensive. Requiring inspections and registrations are only going to put more of a financial burden on those who have chosen to rent their homes long term and this will be passed along to the tenants in annual rent increases. If you further restrict something that is already in short supply, you'll only drive prices higher. Simple supply and demand economics.

This is a good idea and I hope the town follows through with registration and inspections.

I think long term rental registrations are an infringement of my rights as a home owner. Whether I choose to rent or not, its my decision.

More regulations will further increase the property prices and rental prices

Mold inspection should be required. Tenants should pass a mold inspection to be allowed to rent a unit and not cover it up!

Property groundskeeping. Here on Wayman Lane we have several rental properties owned by an out of state owner that does very little to maintain the quality of the grounds around their 2 houses.

Landlords have responsibilities to their tenants and neighborhoods. Regulation in our very crowded and expensive town is overdue. Thank you for proposing this addition to our Planning Department duties and responsibilities.

Holding landlords accountable would be a good thing. I also think if this is followed more landlord protections against tenants who don't pay is also needed.

I was lucky to find long-term housing on the island with my Fiancee. Unfortunately, many others who work or grew up on the island have not been as lucky.

If landlords are charged fees for long-term rental of property as they are charged for the short-term rentals they will pass those costs onto the renters which will further increase costs for tenants in this very expensive market. Additionally, fees may decrease the availability of long term rentals as the landlords may revert to short-term rental situations. Occupancy limits should be up to the landlords and the tenants.

Support Municipal codes allowing auxillary rental properties for year-round apartments, and third floor (few that may be) floor apartments.

1) Please do not charge high fees for registration & inspection; keep them as low as possible. We want to support & encourage landlords of long-term rentals, not drive them to change to short-term rentals, thereby exacerbating our housing shortage. 2) Please allow micro-apartments for one or two tenants, not to be used as vacation rentals, long-term rentals only. This definition works well in other towns & cities; while we are a small place, we have big-city challenges.

1) Please do not charge high fees for registration & inspection; keep them as low as possible. We want to support & encourage landlords of long-term rentals, not drive them to change to short-term rentals, thereby exacerbating our housing shortage. 2) Please allow micro-apartments for one or two tenants, not to be used as vacation

rentals, long-term rentals only. This definition works well in other towns & cities; while we are a small place, we have big-city challenges.

inspections are a must. it must be safe and no code violations. Safety first

Telling people what they can and can not do with their property is part of this town's problem. This will result in long court battles, costing the tax payer in the long run. The town needs to stay out of this.

You are trying to insert governance where it is not needed. I feel this as over reach

I just got told to leave my 16 year apartment as the 4 apartment building was sold and they will make it weekly rentals. In town was affordable and now gone. Thanks mdi. Appreciate that you care about visitors and not workers. They gave 2 months notice, please...go try and find housing year round in two months. You created the issue now solve it.

I support the inspection and registration of long term properties, however I fear that this may decrease the available stock as many will cease renting rather than bring their places up to code.

I would support minimal (fire safety) inspection of long term rentals as long as it's done in a supportive rather than restrictive manner.

If Tennant's have safety issues they can always call the town, the town does not need to do this for them. Insurance companies already like to see properties maintained and safe. Inspections make sense for section 8 rentals, not for private residences.

Looks like just another intrusion by local government and a money grab to boot. The town just increased our unimproved lot for almost twice what we paid two years ago, and we couldn't come close to selling at that price. Shame on ya'll.

thank you for asking for our opinions.

I think the town employees have enough to do without looking for more things to add to their plates. We used to have one code enforcement officer, now we have more. Taxes are out of control. I think the town should stick to what they are already doing. If there are very few complaints, then it does not seem that there is a need. As far as the overcrowding, there is no where to live in Bar Harbor. Where are people going to go if they can't live together? Homes in Bar Harbor are valued at ridiculously high rates for what you get, and we are taxed on those inflated values.

We need more oversight of long and short term rentals

This seems unnecessary. We all know there is a housing challenges on the island. We don't need to add layers to make it harder for people to rent year-round. Definitely don't need to collect fees for permits or add the burden of inspections etc. A tenant should be aware of issues with the house - If the LandLord won't fix it, they can always find another place to rent. Licensing would increase the fees of the already expensive rental market. The LandLord just passes the costs on to the tenant.

Associated parking issues

If multiple people choose to crowd into a small house in order to afford living on the island, they should be allowed to.

Two comments: this category is so broad that it covers employee housing for many people and rental to professionals at Jackson lab or the hospital. The latter niche is a different kind of property and I do not want it micro-managed by the city. Second and somewhat related comment—the current code inspection is a bad fit for many residential properties. E.g., disallowing a property because a window is one quarter inch too narrow. If there is a fear of danger to low income people in large numbers, look at that more narrow segment of the long term rental group.

Obviously, there is a cost to inspections, registration, and enforcement, and this survey does not address this AT ALL. While I would like to have faith in the competence and good intentions of the Town government to address some of the serious issues here, the omission of these factors and the Town's machinations regarding Vacation Rentals undermine my sense that there is good faith behind this survey. I would suggest that rather than a regime of registration and inspection, the Town consider an ombudsman/arbitrator. Give tenants and landlords a formal process

to resolve disputes that does not require a heavy regulatory hand, expensive litigation by the parties, or require the Town to imbroile itself in the minutiae of every landlord/tenant relationship. Or have a Tenant Resource Center that will educate tenants, and promote understanding about the already existing laws and codes. For example, if a landlord requires a maximum of 4 tenants in the lease, but the tenants themselves take on a 5th due to various exigent circumstances, whose problem does this become? Should all 4 (5) be evicted? Is the landlord not sufficiently diligent? Are the tenants bad people? I think the landlord and tenants can work this out, and the Town is unlikely to be helpful.

The most recent in town fires, I believe, were in employee housing that was below safety standards and most likely overcrowded.

Who exactly is this "Long Term Rental Task Force?" Why was it formed and what is your objective? With Vacation and short term rental regulations you always stated that it was to create more affordable housing. Where is the Affordable Housing Task Force? There has been NO conversations about this, just regulate, regulate, regulate. You are missing the forest for the trees here. Why are you always going after regulations and taking away homeowner's rights? What about starting an Affordable Housing Task Force and addressing some of the real problems and coming up with solutions? I call into question the motivations behind these regulations-

I own three houses on adjacent properties, one of which is my residence and two of which are year round rentals. I'm very committed to continuing to provide year round housing in Bar Harbor especially as so many properties are being removed from that market for short term and employee housing. I'm quite conflicted in whether to advocate registration and inspection of long term rentals. I wish "Maybe" had been an option, but in order to make the questionnaire to submit I am saying "No" until I learn more. I see many potential benefits but fear that regulation just might backfire. If inspection is required, there might be many properties lost to the rental market due to cost or even impossibility of upgrading to code. Would there be town resources to help owners upgrade if deficiencies are found? Would registration include requirements for certain lease provisions? Rental rates? Would properties once registered be able to be recategorized as short term rentals? Or removed from the rental market? Would the data be public? My thanks to the task force for undertaking this study! Sally Crock

My son rented from his employer during the summer months in downtown BH. The living quarters were rundown, and stairs were poorly maintained.

Fire and life safety issues should be the main priority and focus of inspections followed by overcrowding and occupancy requirements. The Bar Harbor taxes have already gone up astronomically in the last year alone and prior to that were already increasing each year. It will soon be unaffordable for single parent middle income families or the elderly on fixed incomes to live here. All while the ocean front properties taxes have apparently gone down. That doesn't make sense. I guess we need to decide what is really best for our town. To become only a tourist attraction so that money can be made and continue commercializing everything or to have families and an actual town with people that care about each other year round. ie. a community. Increasing values of homes is terrific if we want to move, but its absolutely awful if we want to stay and live here and be able to afford to buy groceries, oil to heat our homes, gas to get to work, and afford our monthly mortgages. Many people are too proud to ask for help, they just struggle silently and work harder to make ends meet.

I think surveying long term rentals could be helpful for Town planning but going down the road of inspections is a slippery slope. It puts a strain on Town staff, can get very costly for property owner depending on requirements, puts rental property owners at a disadvantage with other homeowners who live in their home and do not have inspections, and just the intrusion aspect of it will cause tension with tenants and Town officials.

(1) I'm disappointed that this survey is written as if the decision to do registration and inspections has already been made. How will the town staff this? Who will pay the inspectors and those who maintain the registrations? How much power will the

inspectors have to harass landlords and tenants with technical violations, creating unnecessary fear and expense? Are there current building code enforcement mechanisms that could be used to help with problem properties and landlords? (2) Registrations and inspections seem like very expensive overkill. I think BH should work on (a) informing landlords and prospective tenants about the existing rules, including occupancy limits, property conditions/code and lease terms; (b) having a process for complaints to be lodged, investigated, and addressed (i.e., no need to look for problems if the problems have a way to come to you); (c) promotion, even on a government website, a place for prospective tenants and landlords to communicate about available rentals. Why create a government registration list, if you could allow landlords to self-publish their offerings and allow tenants to rate their experiences and/or concerns? (3) Protection of vulnerable populations seems like a social services issue, not a building regulation issue. Try to define the problem you want to solve first, rather than fixating on a particular solution and looking for data that will justify your foregone conclusions. All that said, I trust the Town is acting with good intentions and the desire to maintain a healthy community and wish you the best. I just hope you consider incremental changes vs. a complete overhaul.

Please leave this alone. Let home owners do as they wish with their property. We pay taxes!

