

**TOWN OF BAR HARBOR**  
**Long-Term Rental Registration Task Force**  
**Agenda - Amended**

April 22, 2024 – 4:00 PM

Auditorium – Third Floor, Municipal Building

- I. Call to Order**
- II. Approval of Minutes**  
February 28, 2024
- III. 2022 Final Report & Polco Results**
- IV. Review notification postcard**
- V. Discuss an inspection recommendation**
- VI. Next steps**
- VII. Public Comment Period**
- VIII. Items for the next Agenda**
- IX. Adjournment**

**Minutes**  
**Bar Harbor Long-Term Rental Registration Task Force**  
**Wednesday, February 28, 2024**  
**Auditorium – Third Floor, Municipal Building**  
**4:00 P.M.**

**I. Call to Order**

The meeting was called to order at 4:03 PM. Members present: Michele Gagnon, Planning Director; Todd Hardy, Chair and landlord representative; Erica Brooks, landlord representative; Philip Galperin, resident at large; Angela Chamberlain, Code Enforcement Officer; Jennifer Richardson, resident at large; Amber Howard, tenant representative; John Mountford, Ellsworth and MDI Housing Authorities representative arriving at 4:15 PM; and Matthew Bartlett, Bar Harbor Fire Chief arriving at 4:29 PM.

Heidi Hambrecht, tenant representative and Joe Minutolo, Town Council representative were both absent.

Also present: Mike Gurtler, Deputy Code Enforcement Officer; Cali Martinez, Housing and Community Planner; and Shawn Farrar, Bar Harbor Story.

**II. Approval of Minutes**

January 24, 2024

Ms. Brooks moved to approve the minutes as prepared. Mr. Hardy seconded the motion and the task force voted 7-0 to approve the motion.

**III. Review updated LTR application form**

The Task Force reviewed the application and made minor modification suggestions. Ms. Martincz asked the group for their thoughts on adding a line to collect data on average rent collected. She explained that this information would be helpful to collect information on income demographics and determine where the gaps are. While the group agreed that the information would be useful for her purposes, it was decided it didn't fit the goals of the Task Force. There were also questions about how the question would be framed to determine if the rent included utilities and how to prevent multiple tenants from reporting the same numbers which could skew the results. Suggestions were made on ways to collect this information independently of the LTR Task Force.

**IV. Review data of LTR's registered as STR's**

The group briefly discussed the numbers.

**V. Review updated data spreadsheets and discuss**

Mr. Mountford stated that he was surprised how few owners reported that they resided on the same property as their rental. He also asked whether the form could be modified to better capture information on different types of smoke detectors.

**VI. Review draft quarterly landlord newsletter**

The Task Force discussed the draft and agreed that public outreach was important in achieving the goals of the Task Force. Mr. Hardy encouraged staff to consider the option of a postcard explaining where information could be found. Ms. Howard asked who staff was directing the newsletter to. Ms. Chamberlain stated that tenants could greatly benefit from access to information that they might not otherwise be aware of. It was also suggested that if a newsletter is developed, it should be on the website and all previous editions should be kept as a resource online. Ms. Howard mentioned using QR codes as well.

**VII. Discuss adequacy of information provided online**  
<https://www.barharbormaine.gov/535/Long-Term-Rentals>

Ms. Howard expressed her surprise at how easy it was to find the Long-Term Rental section of the website and how much information was available there. There was discussion about using platforms like Facebook and other social media sites to reach more demographics.

**VIII. Next steps**

The discussion circled back to public outreach. The group discussed posting short videos on the website and Facebook, possibly an example of a typical life safety inspection; holding public forums for engagement; participation in other housing focused events where staff could distribute information related to housing safety; holding a housing workshop; and attending events like the Jackson Laboratory’s wellness fair in April.

**IX. Public Comment Period**

There was none.

**X. Items for the next Agenda**

Staff agreed to bring suggestions for community outreach opportunities, a draft postcard informing tenants and landlords where to access information related to safe housing, and to include an agenda item to begin discussing the inspection component.

**XI. Adjournment**

The Chair adjourned the meeting at 5:16 PM.

**Minutes approved by the LTR Registration Task Force on April 4, 2024.**

\_\_\_\_\_  
**Todd Hardy, Chair**  
**Long-Term Rental Registration Task Force**

\_\_\_\_\_  
**Date**

# 2022 FINAL REPORT

# Long-Term Rental Registration Task Force

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Recommendations

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## **PURPOSE**

The purpose of developing a Long-Term Rental (LTR) Registration Program is to: protect the health, safety, and general welfare of the residents of Bar Harbor; ensure that all rental units in the Town of Bar Harbor are maintained in a safe and sanitary condition; not to create a nuisance or derelict conditions to the surroundings; and to maintain a registry of long-term rentals that require registration and relevant associated data to assist the town in understanding the characteristics of the existing housing stock.

## **DECISION REQUIRED (Per the bylaws of the task force)**

The task force will make recommendations on specific elements of a Long-Term Rental (LTR) Registration Program with an inspection component that will include, but may not be limited to:

1. Frequency of rental inspections
2. Inspection checklist items
3. Registration process
4. Fees, including an incentive component
5. Housing exceptions to the program (short-term rentals, etc.)

## **TASK FORCE BACKGROUND**

The task force was formed by the Bar Harbor Town Council at the end of 2021 at the request of Code Enforcement Officer Angela Chamberlain and Fire Chief Matthew Bartlett.

The task force membership included: Planning Director Michele Gagnon; Code Enforcement Officer Angela Chamberlain; Fire Chief Matthew Bartlett; Town Council member Joe Minutolo; landlords Todd Hardy and Erica Brooks; resident members at large Philip Galperin and Jennifer Richardson; tenants Heidi Hambrecht and Amber Howard; and a representative of the MDI and Ellsworth Housing Authorities, John Mountford.

The task force began meeting monthly in January 2022 and met through May 2022. At the February meeting, the task force hosted Art Howe, former Housing Safety Administrator for the City of Portland, Maine. Mr. Howe gave a presentation on his experience developing and implementing Portland's rental registration program, and answered the task force's questions. The next several months were spent developing the recommendations based on information collected and the Polco survey results.

## **POLCO SURVEY RESULTS**

The task force prepared and distributed a survey with a series of 12 questions about long-term rentals. The questions ranged in scope from data-gathering questions related to demographics, to specific questions about the possible benefits of a rental program. The survey was conducted through Polco and a link to the survey was made available on the town website, and on the Planning and Code Facebook page. Hard copies were made available in the municipal building. The survey was available March 11, 2022 through April 1, 2022.

Two-hundred and thirteen (213) responses were received with 62% of respondents in support of the registration of long-term rentals, and 63% in support of the inspection of long-term rentals.

Other notable statistics:

### **Who participated?**

- 82% of respondents own property in Bar Harbor.
- 34% of respondents are landlords in Bar Harbor.
- 17% of respondents are tenants renting residential housing in Bar Harbor.

### **Registration of LTR's:**

- 73% of respondents answered that LTR registration would be beneficial for data collection to help understand housing availability and housing trends.
- 68% of respondents answered that LTR registration would be beneficial for data collection to help develop strategies for increasing local housing stock.
- 57% of respondents answered that LTR registration would promote safety within the community.
- 56% of respondents answered that LTR registration would be beneficial in protecting our community's more vulnerable residents (low-income, senior citizens, those with disabilities, non-English speaking people).

### **Inspection of LTR's:**

- 81% of respondents answered that inspecting LTRs would be beneficial to ensure fire and life safety precautions to help prevent a catastrophic event.
- 68% of respondents answered that inspecting LTRs would be beneficial in helping landlords be aware of preventative maintenance issues.
- 67% of respondents answered that inspecting LTRs would be beneficial in promoting safety within the community.

- 62% of respondents answered that inspecting LTRs would be beneficial in helping landlords maintain their properties.
- 59% of respondents answered that inspecting LTRs would be beneficial in helping inform tenants about tenant rights.

When asked what elements should be addressed if inspections were required, respondents answered (respondents were able to select multiple options):

- 90% Fire & life safety issues
- 77% Building code violations
- 70% Overcrowding and occupancy limits
- 56% Property maintenance
- 22% Other

The survey included an area for respondents to leave comments, numerous comments were provided, all of which are available in the full survey document.

## **TASK FORCE MEETING CONCLUSIONS**

A rental registration program could help keep tenants and landlords informed of newly enacted laws and code changes.

The task force agreed early in the process that gathering rental specific data was needed as a first step as it did not have data on the number of long-term rentals or information on where they are located.

The task force unanimously agreed that the purpose of supporting a long-term rental program was for collecting housing data such as: age of the rental unit, rental periods, occupant information, presence of sprinkler and alarm systems, and other relevant characteristics of the housing stock.

A long-term rental program can help landlords have more frequent access to their units to see what kind of condition they are being kept in. Often times, code violations are tenant-caused due to a lack of awareness related to code requirements. The group also discussed tenant rights and how to inform tenants of what their rights are.

The task force recognized that overcrowding in units is likely a problem, but at this time decided not to pursue addressing the problem to avoid the possible unintended consequences of displacing tenants as a result of a rental program.

It was the consensus of the group that if inspections were eventually implemented into the program, they should not be as intensive as those for the short-term rental registrations. The

inspections should focus on three primary elements designed to protect lives: tenant notification systems (smoke and carbon monoxide detectors), building elements designed to prevent or slow the spread of fire, and the presence of adequate and useable means of egress.

The task force agreed that it could not make a recommendation on the inspection component until additional data was collected through a registration process. The group felt it needed to know the total number of long-term rental units in Bar Harbor, what the age of each unit is, who the occupants of the units are, and the length of time the units are rented. The task force felt that it could make a more informed recommendation on inspections if it had that information, and inspections could eventually be prioritized using that data. The group agreed that it would be willing to reconvene after a registration program had been implemented, review the data collected, and then make a recommendation on the inspection component.

## **GOALS of the LTR Program**

1. Protect the health, safety and general welfare of the residents by ensuring the health and safety of rental properties;
2. Ensure that all rental units in the Town of Bar Harbor are maintained in a safe and sanitary condition and do not create a nuisance or derelict conditions to the surroundings; and
3. Maintain a registry of long-term rentals that require registration and relevant associated data to assist the town in understanding the characteristics of the existing housing stock.

## **RECOMMENDATIONS to address the goals**

Recommendations on each of the goals are outlined below.

### **Goal 1. Protect the health, safety and general welfare of the residents by ensuring the health and safety of rental properties.**

To achieve Goal 1, the task force recommends the following:

1. The Town of Bar Harbor should create a long-term rental program which requires registration. The task force recommends that the application for program registration be free of charge to encourage voluntary compliance. The task force recommends that there be a “failure to register” fee which increases in an incremental approach. In an effort to make registration as simple as possible, the Code Enforcement Department can utilize its permitting software to allow property owners to apply and pay for permits and registrations electronically which will make the registration process easy for the applicant. This rental program should be implemented in 2023.

2. A long-term rental program should **not** include: short-term rentals, government regulated housing under HUD regulations, on-campus college dormitories, employee living quarters, shared accommodations, any types of transient accommodations of less than 30 days (such as hotels, motels, and bed & breakfasts), convalescent and/or congregate housing, and nursing homes; as defined in the Bar Harbor Land Use Ordinance.
3. The application form for registration should be designed and developed to collect data such as: location and age of rental unit, rental periods, occupant information, presence of sprinkler and alarm systems, and other relevant characteristics of the housing stock.
4. An inspection component should not be considered or addressed until data is gathered through the registration process. The task force recommends that a rental program be created and the first step in the program is to require registration of LTR's to collect data such as: the total number of LTR units in Bar Harbor, where they are located, how many months per year they are rented, what types of occupants are housed, what types of life safety measures are available in units, etc. The task force recommends that its work be paused until one year of registration data has been collected, at which time the task force would reconvene to analyze the data, and make a recommendation on an inspection component.

**Goal 2. Ensure that all rental units in the town of Bar Harbor are maintained in a safe and sanitary condition and do not create a nuisance or derelict conditions to the surroundings;**

To achieve Goal 2, the task force recommends the following:

1. The Town of Bar Harbor, through the Code Enforcement Department, should proactively inform and provide resources for the general public so that they can assess the health and safety of rental properties and units; offer courtesy inspections of rentals; provide workshops and training; provide access to information about code changes; and develop good working relationships with landlords and tenants. This should be implemented immediately.
2. The Town of Bar Harbor, through the Code Enforcement Department, should investigate ways to provide both property owners and renters with the information they need to be informed and to ensure the health and safety of their properties. The Code Enforcement Department should provide owners with a simplified code requirement/fire prevention checklist to allow them to self-inspect for compliance; offer training classes for landlords/property managers covering code requirements; and offer tenant training

classes to cover their responsibilities as tenants and what they can/should do to maintain their units in a safe and healthy condition. This should be implemented immediately.

**Goal 3. Maintain a registry of long-term rentals that require registration and relevant associated data to assist the town in understanding the characteristics of the existing housing stock.**

To achieve Goal 3, the task force recommends the following:

1. The Town of Bar Harbor should create a long-term rental program which requires registration. The task force recommends that the registration application be free of charge to encourage voluntary compliance. The task force recommends that there be a “failure to register fee” which increases in an incremental approach. The application form for registration should be designed and developed to collect data such as: location and age of rental unit, rental periods, occupant information, presence of sprinkler and alarm systems, and other relevant characteristics of the housing stock. A registration program should be implemented in 2023.

# POLCO RESULTS



# 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



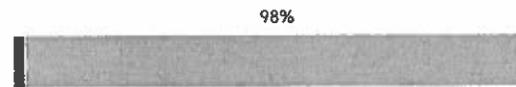
Unit(s) in a multi-family building (Three or more units)



An apartment



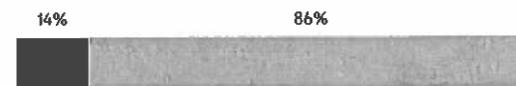
Dorm-style housing



Housing for your employees



Other

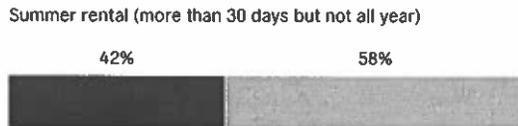


**If you are a LANDLORD (rent out residential housing in Bar Harbor) what length of time do you rent your housing? (Select all that apply)**

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?**



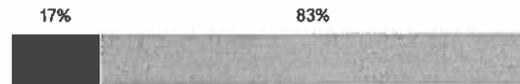
**If you are a residential housing TENANT in Bar Harbor, what type of housing do you rent?**

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%

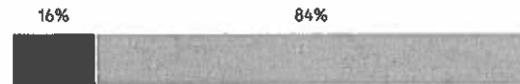
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Yes No

A portion of someone else's home



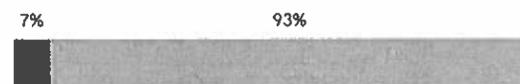
A separate unit on your landlord's property



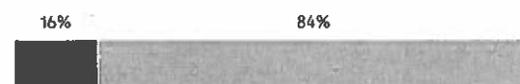
A single-family home



A unit in a duplex



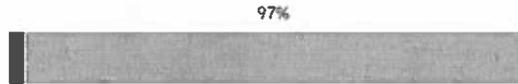
A unit in a multi-family building (Three or more units)



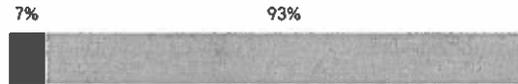
An apartment



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%

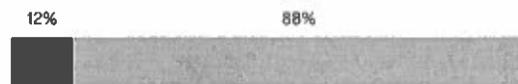
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Yes No

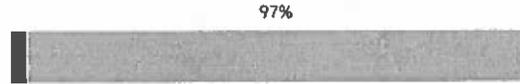
Year-round



Winter rental



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



**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

Yes No

Data collection to help understand housing availability and housing trends



Data collection to help develop strategies for increasing local housing stock



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)



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%

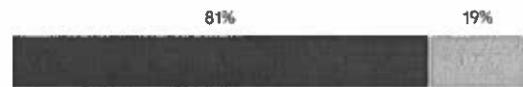
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Yes No

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



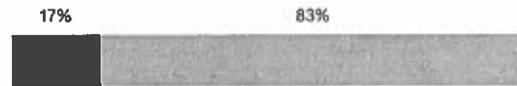
Protecting our communities more vulnerable (low-income, senior citizens, those with disabilities, non-English speakers)



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
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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 then 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 than 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 loose 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 homeowner. Whether I choose to rent or not, it's 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 auxiliary 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.

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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

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 for it. 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 imbroigle 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 state 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 regulation 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? Will you 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 converted from the market for short term and employee housing. I'm quite conflicted in whether to advocate registration and inspection of long term rentals. I wish "Marian" 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 require requirements for certain lease provisions? Rental rates? Would properties once registered be able to be recategorized as short term rentals? Would they be removed from the rental market? Would the data be public? My thanks to the town for conducting this study! Sally Crock

My son rented from his employer during the summer months in town BH. His 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 town property taxes have already gone up astronomically in the last year alone and property taxes are also increasing each year. It will soon be unaffordable for single parents and low income families or the elderly on fixed incomes to live here. All while the occupancy 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 a town that attracts so much money that money can be made and continue commercializing everything that have families and an actual town with people that care about each other just doesn't seem like 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 the necessities, oil to heat our homes, gas to get to work, and afford our monthly mortgage. People who are too proud to ask for help, they just struggle silently and wait until they can't make it meet.

I think surveying long term rentals could be helpful for Town. However, going down the road of inspections is a slippery slope. It puts a strain on property owners, can get very costly for property owner depending on requirements, puts a strain on property owners that is a disadvantage with other homeowners who live in their homes and don't 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 require registration and inspections has already been made. How will the town staff that will pay for the inspections and those who maintain the registrations? How many inspections will the

inspectors have to harass landlords and tenants with technical unnecessary fear and expense? Are there current building code mechanisms that could be used to help with problem properties? Registrations and inspections seem like very expensive overhead on (a) informing landlords and prospective tenants about the occupancy limits, property conditions/code and lease terms; (b) complaints to be lodged, investigated, and addressed (i.e., no problems if the problems have a way to come to you); (c) providing a government website, a place for prospective tenants and landlords about available rentals. Why create a government registration for landlords to self-publish their offerings and allow tenants to report and/or concerns? (3) Protection of vulnerable populations seems like an issue, not a building regulation issue. Try to define the problem rather than fixating on a particular solution and looking for dogmatic foregone conclusions. All that said, I trust the Town is acting on the desire to maintain a healthy community and wish you the best. Consider incremental changes vs. a complete overhaul.

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

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

-6 min survey Expires on 04/01/2022

The Long-Term Rental Registration Task Force is currently working on a plan to develop recommendations to the Bar Harbor Town Council for a long-term rental (more than 30 days) registration program. The Task Force is gathering information from the public to inform itself on the issue and to use as a guide in making recommendations. The Task Force is made up of two landlords, two tenants, two Bar Harbor residents, one representative of the MDI/Ellsworth Housing Authority, one Town Council member, the Fire Chief, the Code Enforcement Officer, and the Planning Director.

### Question 1 •

Do you own property in Bar Harbor?

Yes

No

### Question 2 •

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

Yes

No

### Question 3

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

	Yes	No
A portion of your home that you also reside in	<input type="radio"/>	<input type="radio"/>
A separate unit on your property	<input type="radio"/>	<input type="radio"/>
A single-family home	<input type="radio"/>	<input type="radio"/>
Unit(s) in a duplex	<input type="radio"/>	<input type="radio"/>
Unit(s) in a multi family building (Three or more units)	<input type="radio"/>	<input type="radio"/>

	Yes	No
An apartment	<input type="radio"/>	<input type="radio"/>
Dorm-style housing	<input type="radio"/>	<input type="radio"/>
Housing for your employees	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

**Question 4**

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)

	Yes	No
Year-round	<input type="radio"/>	<input checked="" type="radio"/>
Winter rental	<input type="radio"/>	<input checked="" type="radio"/>
Summer rental (more than 30 days but not all year)	<input type="radio"/>	<input checked="" type="radio"/>
Short-term rental (less than 30 days)	<input type="radio"/>	<input checked="" type="radio"/>

**Question 5**

Are you a TENANT renting residential housing in Bar Harbor?

Yes

No

**Question 6**

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

	Yes	No
A portion of someone else's home	<input type="radio"/>	<input checked="" type="radio"/>
A separate unit on your landlord's property	<input type="radio"/>	<input checked="" type="radio"/>

Yes

No

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

Question 7

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

Yes

No

Year-round

Winter rental

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

Question 8

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

Yes

No

Data collection to help  
understand housing availability  
and housing trends

Data collection to help develop  
strategies for increasing local  
housing stock

Increasing the value of properties

	Yes	No
Promoting safety within the community	<input checked="" type="radio"/>	<input type="radio"/>
Protecting our communities more vulnerable (low-income, senior citizens, those with disabilities, non-English speakers)	<input checked="" type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

Question 9 •

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.)

Yes

No

Question 10 •

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

	Yes	No
Understanding housing availability and housing trends	<input checked="" type="radio"/>	<input type="radio"/>
Ensuring fire and life safety precautions to help prevent a catastrophic event	<input checked="" type="radio"/>	<input type="radio"/>
Developing strategies for increasing local housing stock	<input checked="" type="radio"/>	<input type="radio"/>
Helping landlords be aware of preventative maintenance issues	<input checked="" type="radio"/>	<input type="radio"/>
Helping landlords maintain their properties	<input checked="" type="radio"/>	<input type="radio"/>
Educating tenants about tenant rights	<input checked="" type="radio"/>	<input type="radio"/>
Increasing the value of properties	<input type="radio"/>	<input checked="" type="radio"/>
Promoting safety within the community	<input checked="" type="radio"/>	<input type="radio"/>

	Yes	No
Protecting our communities more vulnerable (low-income, senior citizens, those with disabilities, non-English speakers)	<input checked="" type="radio"/>	<input type="radio"/>
Preventing overcrowding	<input checked="" type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

Question 11 •

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)

Yes

No

Question 12 •

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

	Yes	No
Fire & life safety issues	<input checked="" type="radio"/>	<input type="radio"/>
Overcrowding and occupancy limits	<input checked="" type="radio"/>	<input type="radio"/>
Building code violations	<input checked="" type="radio"/>	<input type="radio"/>
Property maintenance	<input checked="" type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

Submit

Question 13

Comments:

Write your answer here

I think all 2nd home rentals should be capped as of NOW & when sold, revert to non-rental housing & no others be allowed.



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

~6 min survey Expires on 04/01/2022

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### Question 1 •

Do you own property in Bar Harbor?

Yes

No

### Question 2 •

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

Yes

No

### Question 3

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

	Yes	No
A portion of your home that you also reside in	<input type="radio"/>	<input checked="" type="radio"/>
A separate unit on your property	<input type="radio"/>	<input type="radio"/>
A single-family home	<input type="radio"/>	<input type="radio"/>
Unit(s) in a duplex	<input type="radio"/>	<input type="radio"/>
Unit(s) in a multi family building (Three or more units)	<input type="radio"/>	<input type="radio"/>

	Yes	No
An apartment	<input type="radio"/>	<input type="radio"/>
Dorm-style housing	<input type="radio"/>	<input type="radio"/>
Housing for your employees	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

**Question 4**

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)

	Yes	No
Year-round	<input type="radio"/>	<input type="radio"/>
Winter rental	<input type="radio"/>	<input type="radio"/>
Summer rental (more than 30 days but not all year)	<input type="radio"/>	<input type="radio"/>
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A unit in a duplex	<input type="radio"/>	<input type="radio"/>
A unit in a multi-family building (Three or more units)	<input type="radio"/>	<input type="radio"/>
An apartment	<input type="radio"/>	<input type="radio"/>
Dorm-style housing	<input type="radio"/>	<input type="radio"/>
Employee housing provided by your employer	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

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Question 8

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	Yes	No
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Data collection to help develop strategies for increasing local housing stock	<input checked="" type="radio"/>	<input type="radio"/>
Increasing the value of properties	<input checked="" type="radio"/>	<input type="radio"/>

	Yes	No
Promoting safety within the community	<input checked="" type="radio"/>	<input type="radio"/>
Protecting our communities more vulnerable (low-income, senior citizens, those with disabilities, non-English speakers)	<input checked="" type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

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Promoting safety within the community	<input checked="" type="radio"/>	<input type="radio"/>

	Yes	No
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Property maintenance	<input checked="" type="radio"/>	<input type="radio"/>
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Submit

Question 13

Comments:

Write your answer here



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A separate unit on your property	<input type="radio"/>	<input type="radio"/>
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Unit(s) in a duplex	<input type="radio"/>	<input type="radio"/>
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	Yes	No
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Housing for your employees	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

**Question 4**

**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)**

	Yes	No
Year-round	<input type="radio"/>	<input type="radio"/>
Winter rental	<input type="radio"/>	<input type="radio"/>
Summer rental (more than 30 days but not all year)	<input type="radio"/>	<input type="radio"/>
Short-term rental (less than 30 days)	<input type="radio"/>	<input type="radio"/>

**Question 5**

**Are you a TENANT renting residential housing in Bar Harbor?**

Yes

No

**Question 6**

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

	Yes	No
A portion of someone else's home	<input type="radio"/>	<input type="radio"/>
A separate unit on your landlord's property	<input type="radio"/>	<input type="radio"/>

Yes

No

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

Question 7

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

Yes

No

Year-round

Winter rental

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

Question 8 -

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

Yes

No

Data collection to help  
understand housing availability  
and housing trends

Data collection to help develop  
strategies for increasing local  
housing stock

Increasing the value of properties

	Yes	No
Promoting safety within the community	<input checked="" type="radio"/>	<input type="radio"/>
Protecting our communities more vulnerable (low-income, senior citizens, those with disabilities, non-English speakers)	<input checked="" type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

Question 9 •

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.)

Yes

No

Question 10 •

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

	Yes	No
Understanding housing availability and housing trends	<input checked="" type="radio"/>	<input type="radio"/>
Ensuring fire and life safety precautions to help prevent a catastrophic event	<input checked="" type="radio"/>	<input type="radio"/>
Developing strategies for increasing local housing stock	<input checked="" type="radio"/>	<input type="radio"/>
Helping landlords be aware of preventative maintenance issues	<input checked="" type="radio"/>	<input type="radio"/>
Helping landlords maintain their properties	<input checked="" type="radio"/>	<input type="radio"/>
Educating tenants about tenant rights	<input checked="" type="radio"/>	<input type="radio"/>
Increasing the value of properties	<input checked="" type="radio"/>	<input type="radio"/>
Promoting safety within the community	<input checked="" type="radio"/>	<input type="radio"/>

	Yes	No
Protecting our communities more vulnerable (low-income, senior citizens, those with disabilities, non-English speakers)	<input checked="" type="radio"/>	<input type="radio"/>
Preventing overcrowding	<input checked="" type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

Question 11 •

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)

Yes

No

Question 12 •

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

	Yes	No
Fire & life safety issues	<input checked="" type="radio"/>	<input type="radio"/>
Overcrowding and occupancy limits	<input checked="" type="radio"/>	<input type="radio"/>
Building code violations	<input checked="" type="radio"/>	<input type="radio"/>
<input type="button" value="Submit"/>		
Property maintenance	<input checked="" type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

Question 13

Comments:

Write your answer here

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

Do you own property in Bar Harbor?

Yes

No

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

Yes

No

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

	Yes	No
A portion of your home that you also reside in	<input type="radio"/>	<input type="radio"/>
A separate unit on your property	<input type="radio"/>	<input type="radio"/>
A single-family home	<input type="radio"/>	<input type="radio"/>
Unit(s) in a duplex	<input type="radio"/>	<input type="radio"/>
Unit(s) in a multi-family building (Three or more units)	<input type="radio"/>	<input type="radio"/>
An apartment	<input type="radio"/>	<input type="radio"/>
Dorm-style housing	<input type="radio"/>	<input type="radio"/>

	Yes	No
Housing for your employees	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

**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)**

	Yes	No
Year-round	<input type="radio"/>	<input checked="" type="checkbox"/>
Winter rental	<input type="radio"/>	<input checked="" type="checkbox"/>
Summer rental (more than 30 days but not all year)	<input type="radio"/>	<input checked="" type="checkbox"/>
Short term rental (less than 30 days)	<input type="radio"/>	<input checked="" type="checkbox"/>

**Are you a TENANT renting residential housing in Bar Harbor?**

Yes

No

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

	Yes	No
A portion of someone else's home	<input type="radio"/>	<input type="radio"/>
A separate unit on your landlord's property	<input type="radio"/>	<input type="radio"/>
A single family home	<input type="radio"/>	<input type="radio"/>
A unit in a duplex	<input type="radio"/>	<input type="radio"/>
A unit in a multi-family building (Three or more units)	<input type="radio"/>	<input type="radio"/>

	Yes	No
An apartment	<input type="radio"/>	<input type="radio"/>
Dorm-style housing	<input type="radio"/>	<input type="radio"/>
Employee housing provided by your employer	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

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

	Yes	No
Year-round	<input type="radio"/>	<input type="radio"/>
Winter rental	<input type="radio"/>	<input type="radio"/>
Summer rental (More than 30 days but not all year)	<input type="radio"/>	<input type="radio"/>

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

	Yes	No
Data collection to help understand housing availability and housing trends	<input checked="" type="radio"/>	<input type="radio"/>
Data collection to help develop strategies for increasing local housing stock	<input checked="" type="radio"/>	<input type="radio"/>
Increasing the value of properties	<input type="radio"/>	<input checked="" type="radio"/>
Promoting safety within the community	<input checked="" type="radio"/>	<input type="radio"/>
Protecting our communities more vulnerable (low-income, senior citizens, those with disabilities, non-English speakers)	<input checked="" type="radio"/>	<input type="radio"/>

Yes

No

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.)**

Yes

No

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

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)

	Yes	No
Preventing overcrowding	<input checked="" type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

**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)**

Yes

No

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

	Yes	No
Fire & life safety issues	<input checked="" type="radio"/>	<input type="radio"/>
Overcrowding and occupancy limits	<input checked="" type="radio"/>	<input type="radio"/>
Building code violations	<input type="radio"/>	<input checked="" type="radio"/>
Property maintenance	<input checked="" type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>

**Comments:**

Write your answer here

**NOTIFICATION  
POSTCARD**

## ARE YOU A LANDLORD OR TENANT?

Whether you are a landlord or a tenant, we have information and resources for you. We can direct you to information to find out about your rights as a tenant, your responsibilities as a landlord, and information about current code requirements.



CALL

207-288-3329

EMAIL

[ceo@barharbormaine.gov](mailto:ceo@barharbormaine.gov)

[www.barharbormaine.gov/535/Long-Term-Rentals](http://www.barharbormaine.gov/535/Long-Term-Rentals)

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