



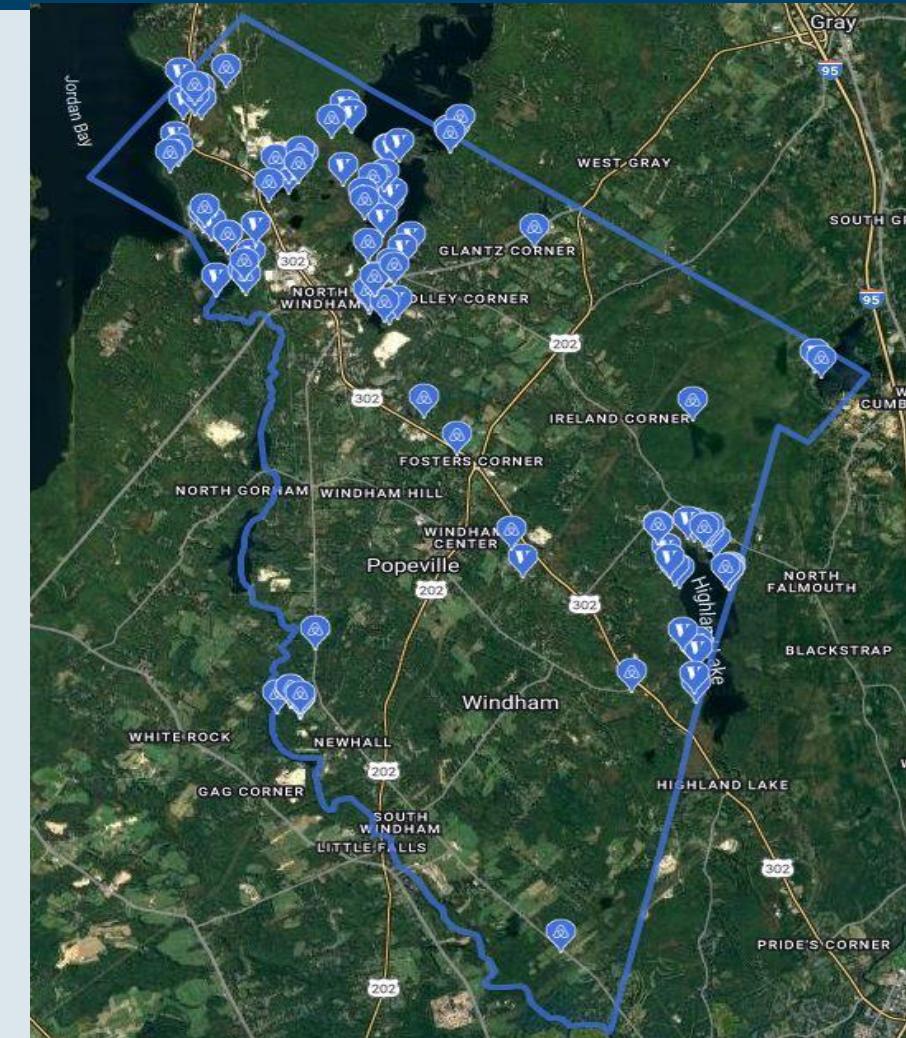
Windham STR Presentation



- Overview of Windham's STR landscape.
- Discussion of local STR ordinances
- Demonstration of GPCOG's STR Dashboard
- Questions/Discussion

Windham's STR Landscape

As of August 21st, 2024, Windham has 110 unique properties listed on either Airbnb or VRBO. It is reasonable to estimate that Windham has approximately 130 active STRs.

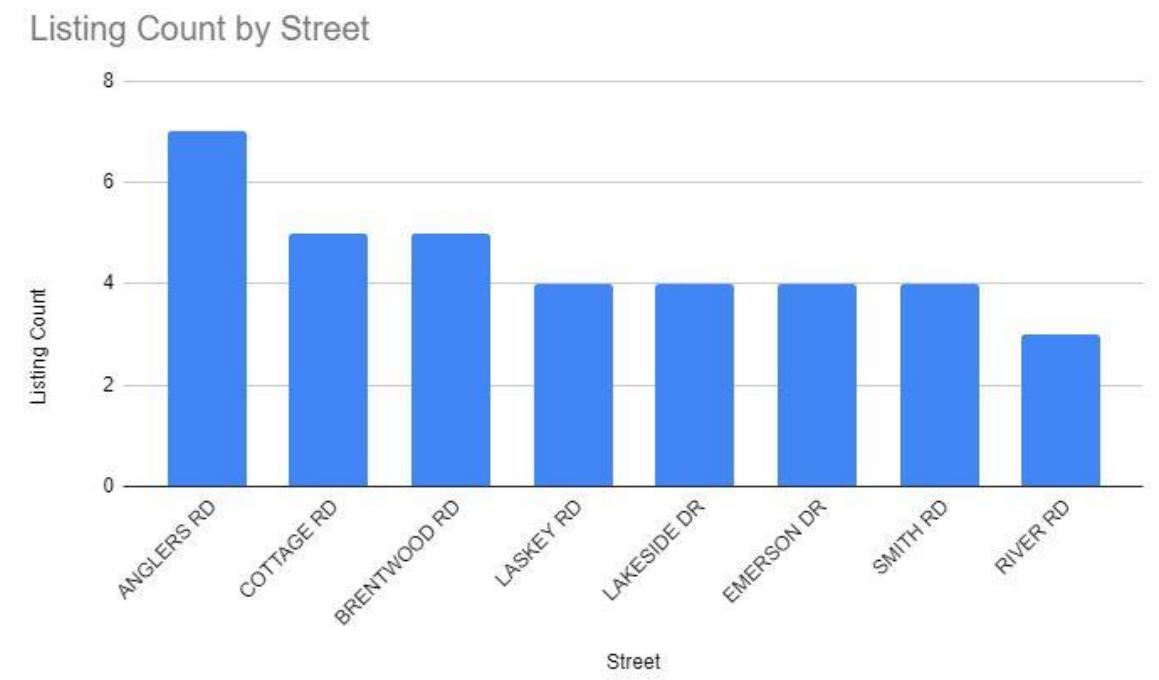


Windham's STR Landscape

STRs as a percentage of total housing units

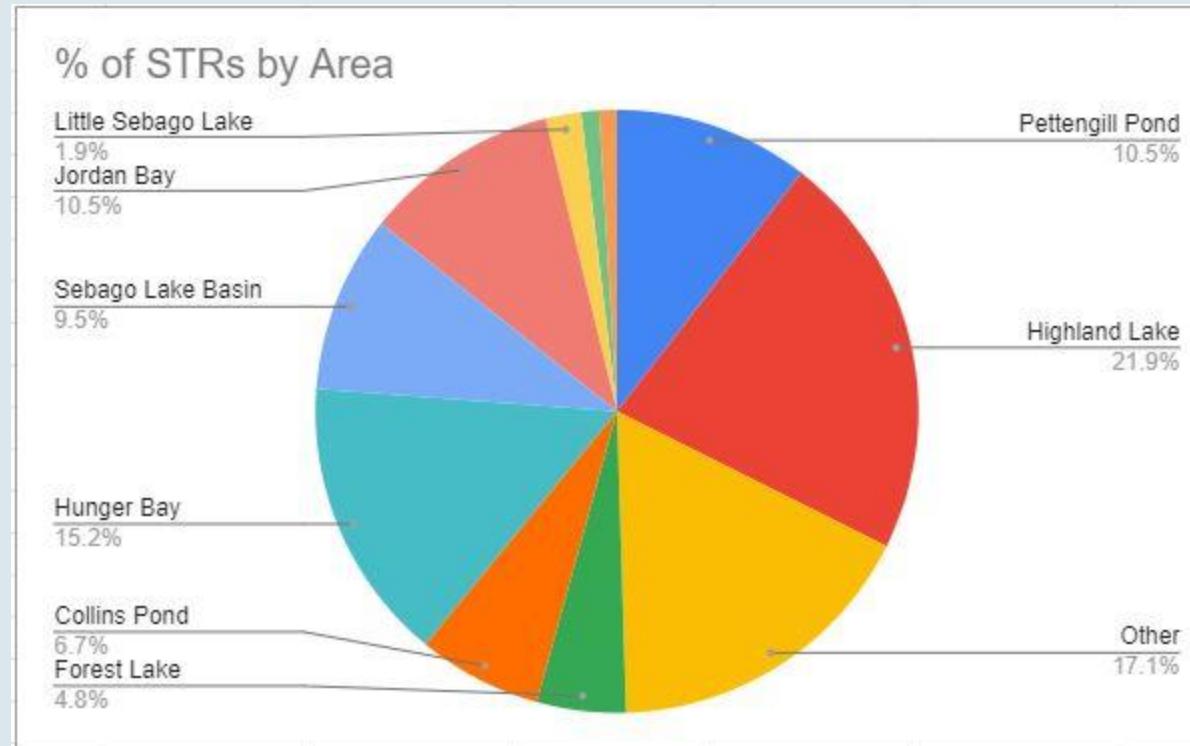
Municipality	Total Housing Units	Approximate STRs	% of Housing Stock
Bridgton	4785	300	6.27%
Naples	3463	150	4.33%
Casco	3056	120	3.93%
Scarborough	10352	350	3.38%
Falmouth	5240	100	1.91%
Windham	8333	130	1.56%
Cape Elizabeth	4152	60	1.45%
South Portland	12407	140	1.13%

Streets with the most active STRs



Windham's STR Landscape

Windham's STRs are largely concentrated in Hunger Bay and Highland Lake



Common STR Ordinance Language

Licensing Fees

- Range from \$25/year to \$500/year
- The “sweet spot” tends to be about \$200/year

Common STR Ordinance Language

Safety

- All municipalities put the most emphasis on safety inspections
- Inspections are equally split between an annual and biannual basis

Common STR Ordinance Language

Hosted/Un-hosted

- Hosted units have the property owner on site during rental
- Un-hosted units tend to be subject of more regulation

Common STR Ordinance Language

Overall STR Cap



Percentage of housing stock



Number of units

Common STR Ordinance Language

Geography



"East/West" of Route One



Designated zones

Common STR Ordinance Language

Rental Day and Occupancy Limits

- No more than XX days a year
- No more than XX number of people in each rental

Short Term Rental Enforcement Basic Overview



GREATER PORTLAND
COUNCIL OF GOVERNMENTS



- Four-month onboarding/trial period
- Cost is \$20/license annually.
- Customization services available

The Dashboard



Licenses

Cape Elizabeth > Licenses [+ Add License](#) [Search licenses](#)

41 licenses

...

9 BEACH BLUFF TERRACE Active
License #230363
HANS T GUNDERSON, LISA M MAINELLA

[Edit](#) [Delete](#)

53 BEACH BLUFF TERRACE Active
License #230282-R
CHRISTOPHER J RAUSCHER, ELIZA RAUSCHER

[1 Listing](#) [Edit](#) [Delete](#)

11 BECKYS COVE LANE Active
License #230313-R
THOMAS B DUNHAM, SANDRA W DUNHAM

[1 Listing](#) [Edit](#) [Delete](#)

32 BROAD COVE ROAD Active
License #230339-R
JASON N PARKER, SHAEL M NORRIS

[1 Listing](#) [Edit](#) [Delete](#)

14 CHARLES ROAD Active
License #230355-R
JOHN E BAUGHER, ANDREA M MORTELLO

[Edit](#) [Delete](#)

Map | Satellite

- Manage current licenses
- Understand the landscape of current licensed STRs
- Provide information to the public

The Dashboard



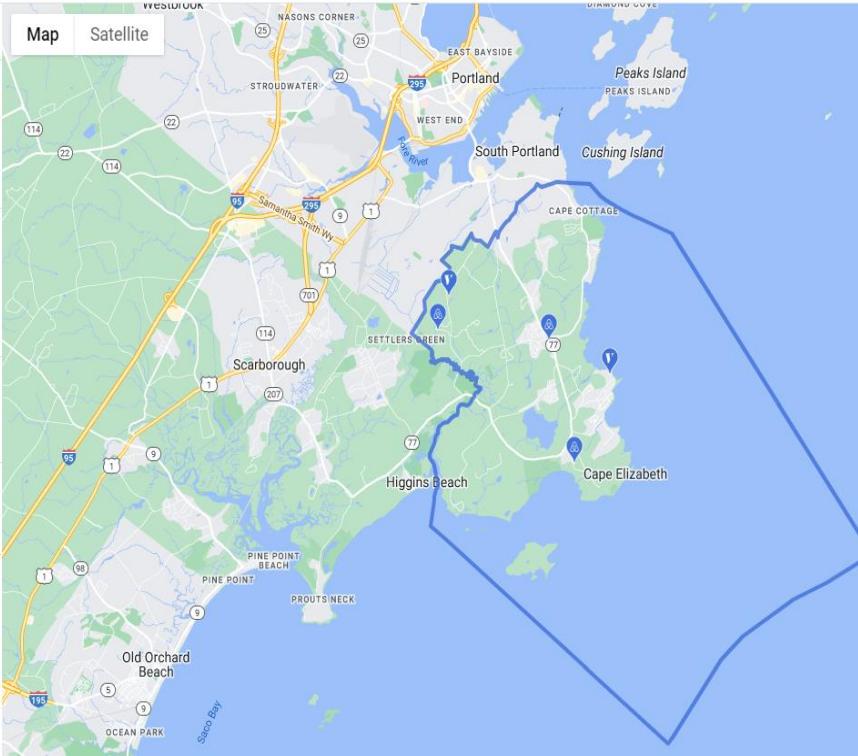
Violations

Cape Elizabeth > Violations  Search violations

5 violations 

	 V Sunny Oceanside Home, Steps to our semi-private beach - \$280 per night
	 V Quiet in-law apartment located near Portland, beaches, lighthouses - \$200 per night
	 A Charming Farmhouse in Town Center, Cape Elizabeth - \$455 per night
	 A Large Home Near Beaches - \$895 per night
	 A Crescent Beach Gardens - \$183 per night

Map Satellite



Cape Elizabeth, Maine map showing locations of 5 violations. The map includes labels for Westbrook, Nasons Corner, Stroudwater, Portland, East Bayside, West End, South Portland, Cushing Island, Peaks Island, Casco Bay, Scarborough, Settlers Green, Higgins Beach, Pine Point Beach, Old Orchard Beach, and Prouts Neck. A blue line highlights a path through the town, and a blue polygon covers a specific area.

- Print violation notices
- Keep staff notes and contact history
- Customizable options

The Dashboard

Violations



**Town of Cape Elizabeth
Office of the Town Clerk
320 Ocean House Rd
Cape Elizabeth, ME 04074**

12/5/2023

To: [REDACTED]
Cape Elizabeth, ME

Re: Notice of Potential Violation
Ordinance --Ordinance Number and Name--

To the owner of [REDACTED]

The Town of Cape Elizabeth has reason to believe that your property, at [REDACTED] is listed as a short-term rental at <https://airbnb.com/rooms/43178815> (as seen on the right). However, this property is not licensed under the Town's Short-Term Rental Ordinance.

If this listing does not belong to you, then please disregard this message. Otherwise, please complete a license application in person at the Town Clerk's office or online at https://gp-cog.web.app/#/cape_elizabeth_me/register. Failure to do so may result in fines.

Sincerely,

Debra Lane
Cape Elizabeth Town Clerk

◀ Homes



Charming Farmhouse in Town Center, Cape Elizabeth

2 reviews · Cape Elizabeth, Maine, United States



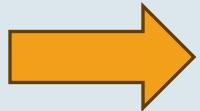
Entire townhouse
hosted by Zev
7 guests · 3 bedrooms · 4 beds · 2 baths

Charming farmhouse located in the lovely coastal town of Cape

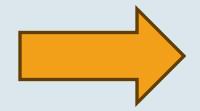
The Dashboard



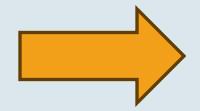
More Details



GPCOG has a ten-year license agreement with STR Enforcement LLC.



Opportunity to centralize STR enforcement to reduce staff costs and burden.



GPCOG will work very closely with staff to make sure the dashboard fits Windam's needs.

Live Demonstration and Q&A

Live demonstration of Cape Elizabeth's active account

Live demonstration of functionality

Q & A