



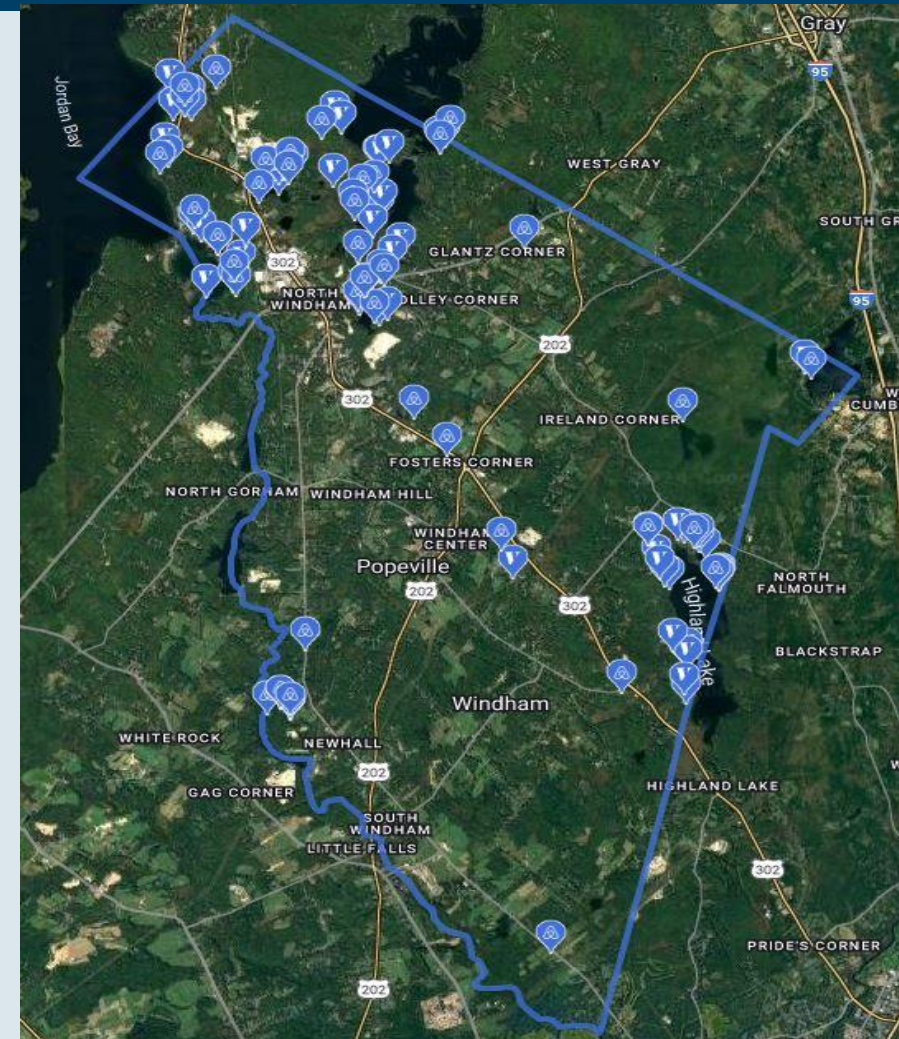
## Windham STR Presentation



- 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 21<sup>st</sup>, 2024, Windham has 110 unique properties listed on either Airbnb or VRBO. It is reasonable to estimate that Windham has approximately 130 active STRs.

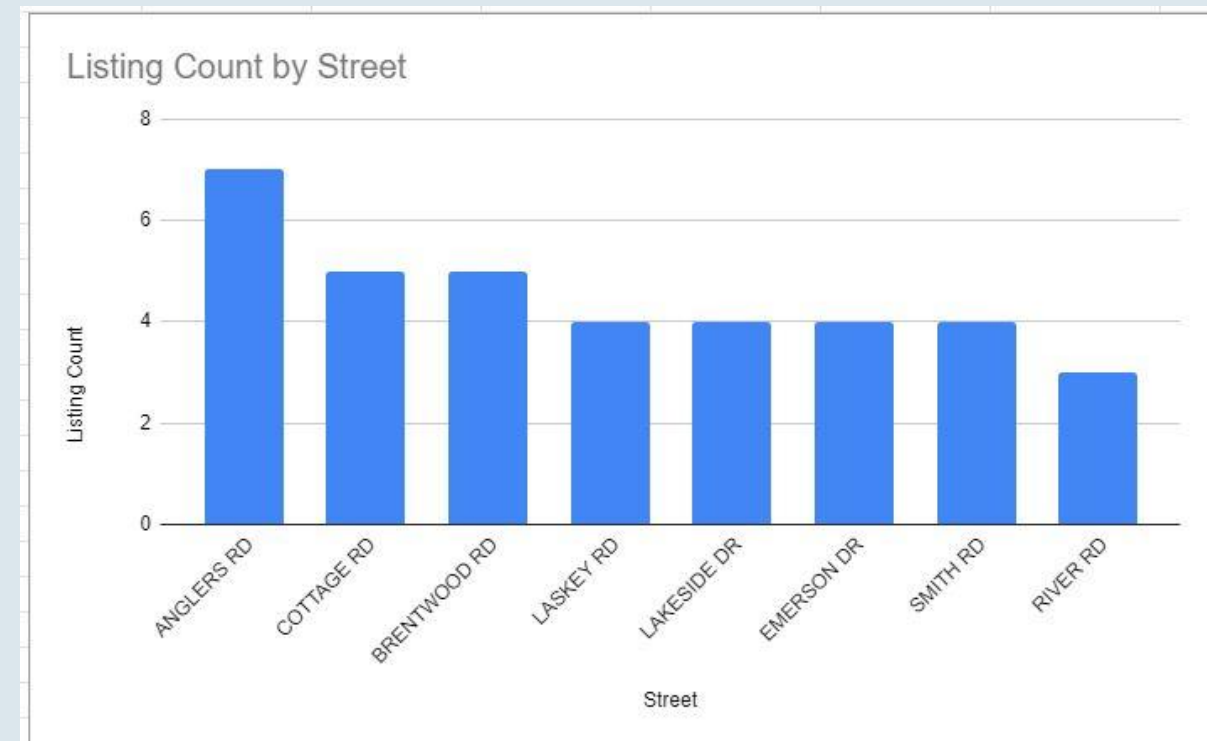


# Windham's STR Landscape

STRs as a percentage of total housing units

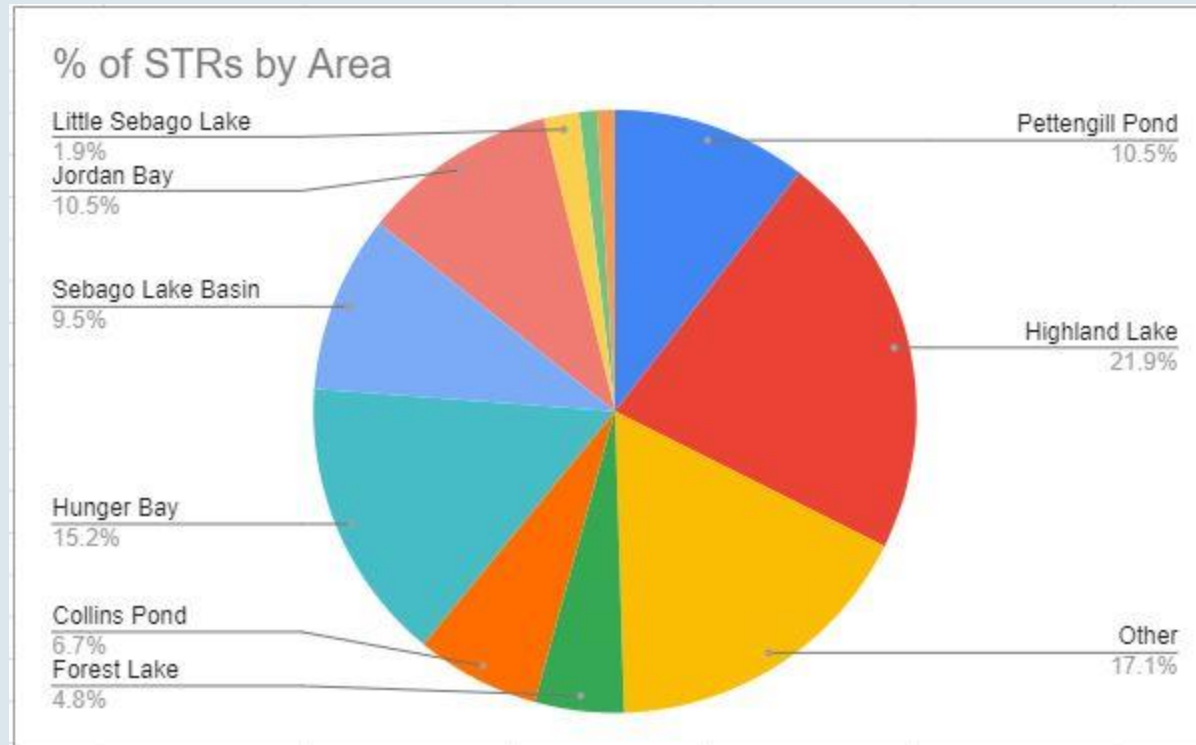
Municipality	Total Housing Units	Approximate STRs	% of Housing Stock
Bridgton	4785	300	6.27%
Naples	3463	150	4.33%
Casco	3056	120	3.93%
Scarborough	10352	350	3.38%
Falmouth	5240	100	1.91%
<b>Windham</b>	<b>8333</b>	<b>130</b>	<b>1.56%</b>
Cape Elizabeth	4152	60	1.45%
South Portland	12407	140	1.13%

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

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

# The Dashboard

## Licenses

The dashboard displays a list of 41 licenses for Cape Elizabeth. The list includes the following entries:

Address	License #	Issued	Status	Owner	Actions
9 BEACH BLUFF TERRACE	#230363	Apr 10, 2023	Active	HANS T GUNDERSON, USA M MAINELLA	Edit, Delete
53 BEACH BLUFF TERRACE	#230282-R	Jan 19, 2023	Active	CHRISTOPHER J RAUSCHER, ELIZA RAUSCHER	1 Listing, Edit, Delete
11 BECKYS COVE LANE	#230313-R	Jan 12, 2023	Active	THOMAS B DUNHAM, SANDRA W DUNHAM	1 Listing, Edit, Delete
32 BROAD COVE ROAD	#230339-R	Jan 19, 2023	Active	JASON N PARKER, SHAEL M NORRIS	1 Listing, Edit, Delete
14 CHARLES ROAD	#230355-R	Jan 30, 2023	Active	JOHN E BAUGHER, ANDREA M MORTELLO	Edit, Delete

The map on the right shows the geographic distribution of these licenses, with green pins indicating their locations along the coast of Cape Elizabeth, including areas like South Portland, Scarborough, and Higgins Beach.

- 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

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

Map Satellite

Map showing locations: Westbrook, Nasons Corner, East Bayside, Portland, West End, South Portland, Peaks Island, Cushing Island, Cape Cottage, Settlers Green, Scarborough, Higgins Beach, Pine Point Beach, Prouts Neck, Old Orchard Beach, Ocean Park, Saco Bay.

- 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](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

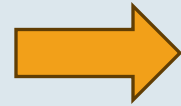
# The Dashboard



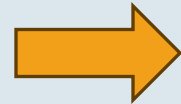
## More Details



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