

CHAPTER 318

**RENTAL DWELLING ORDINANCE**

Town of Yarmouth, Maine

Adopted: 11/16/2018

Amended: 04/25/2019

Amended: 12/17/2020

Amended: 5/20/21

Amended 10/21/21

Amended: 9/15/22

**CHAPTER 318**

# RENTAL DWELLING ORDINANCE

## Table of Contents

<b>Article I - General</b> .....	1
<b>A. Title</b> .....	1
<b>B. Purpose</b> .....	1
<b>C. Applicability</b> .....	1
<b>D. Definitions</b> .....	1
<b>Article II – Long-Term Rental</b> .....	1
<b>A. Notification of rent increases</b> .....	1
<b>Article IV - Enforcement</b> .....	2
<b>A. Enforcement and remedies</b> .....	2
<b>B. Severability</b> .....	2

# RENTAL DWELLING ORDINANCE

## Article I - General

### A. Title.

This ordinance shall be known and may be cited as the Rental Dwelling Ordinance of the Town of Yarmouth, Maine.

### B. Purpose.

The purpose of this ordinance is to address housing insecurity in the Town of Yarmouth; to minimize the potential adverse impacts of un-noticed or short-notice rent increases; to maintain a registry of all Long-Term and Short-Term Rental(s) that require registration and relevant data associated therewith to assist the Town in understanding the nature of the existing rental housing stock and its characteristics and in formulating housing policies.

### C. Applicability.

This ordinance shall apply to any and all Long-Term Rental(s) in the Town limits of Yarmouth that are part of a building or complex with one (1) or more rental dwelling units and/or any rental dwelling unit designated as a Short-Term Rental in the Town limits of Yarmouth; except that Article II provisions shall be applicable only to any and all Long-Term Rental(s) in the Town limits of Yarmouth that are part of a building or complex with ten (10) or more rental dwelling units

### D. Definitions.

**Landlord** means an owner, manager, lessee, sublessee, managing agent or other person having the right to rent or sell or manage Long-Term or Short-Term Rental(s) or any agent of these individuals or entities.

**Long-Term Rental** means a Dwelling Unit that is offered for rent for a period of thirty (30) days or more.

**Dwelling Unit** has the same meaning as defined in Chapter 701.

**Short-Term Rental** means a Dwelling Unit or a portion thereof that is offered for rent for a period of less than thirty (30) days.

**Tenant** means an individual(s), an entity(ies), a lessee or sub-lessee, or other person(s) having the right to rent any Short-Term or Long-Term Rental or any agent of these individuals or entities. This definition includes a Tenant at will as described in 14 M.R.S. §6002, as amended from time to time.

## Article II – Long-Term Rental

### A. Notification of rent increases.

Notwithstanding 14 M.R.S. Section 6015, a Landlord shall give seventy-five (75) days' written notice of any rent increase to a Tenant of a Long-Term Rental. This provision shall apply only to any and all Long-Term Rental(s) in the Town limits of Yarmouth that are part of a building or complex with ten (10) or more rental dwelling units.

### **Article III - Enforcement**

#### **A. Enforcement and remedies.**

Any violation of Article II of this Chapter may be considered a civil infraction and may be enforced pursuant to the Yarmouth Town Administrative Code Chapter 201, Article 1, §L.

#### **B. Severability.**

The provisions of this Article are severable. If any of its provisions are held invalid by act of competent jurisdiction, all other provisions of this Article shall continue in full force and effect.