



# 127th MAINE LEGISLATURE

## FIRST REGULAR SESSION-2015

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Legislative Document

No. 436

S.P. 165

In Senate, February 24, 2015

**An Act To Require Providers of Short-term Lodging To Be Licensed  
by the State**

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Reference to the Committee on Health and Human Services suggested and ordered printed.

A handwritten signature in cursive script that reads "Heather J.R. Priest".

HEATHER J.R. PRIEST  
Secretary of the Senate

Presented by Senator PATRICK of Oxford.  
Cosponsored by Representative PETERSON of Rumford and  
Representatives: MALABY of Hancock, MORRISON of South Portland.

1 **Be it enacted by the People of the State of Maine as follows:**

2 **Sec. 1. 22 MRSA §2491, sub-§7-F**, as amended by PL 2013, c. 264, §4, is  
3 further amended to read:

4 **7-F. Lodging place.** "Lodging place" means a building or structure, or any part of a  
5 building or structure, used, maintained, advertised or held out to the public as a place  
6 where sleeping accommodations are furnished to the public for business purposes.  
7 "Lodging place" includes, but is not limited to, hotels, motels, bed and breakfasts and  
8 inns where the owner or managing entity maintains the lodging facilities and the  
9 structures are located in the same general physical location. "Lodging place" includes a  
10 property under common management where 4 or more rooms, cottages or condominium  
11 units are rented to the public, or where any number of rooms are rented to the public for  
12 overnight occupancy. "Lodging place" does not include vacation rentals, youth camps,  
13 dormitories of charitable, educational or philanthropic institutions, fraternity or sorority  
14 houses affiliated with educational institutions, permanent residences, rooming houses,  
15 tenancies at will or rental properties with tenant and landlord relationships.

16 **Sec. 2. 22 MRSA §2491, sub-§10-C** is enacted to read:

17 **10-C. Overnight occupancy.** "Overnight occupancy" means rental by the owner  
18 and occupation by the public of a lodging place for a period of less than 7 consecutive  
19 days for a fee.

20 **Sec. 3. 22 MRSA §2491, sub-§17**, as enacted by PL 2013, c. 264, §5, is amended  
21 to read:

22 **17. Vacation rental.** "Vacation rental" means a residential property that is rented  
23 for vacation, leisure or recreation purposes for ~~a day~~, a week or a month, and typically  
24 under 30 days but not for more than an entire summer or winter season, to a person who  
25 has a place of permanent residence to which the person intends to return.

26 **SUMMARY**

27 This bill defines "overnight occupancy" in the laws governing lodging places and  
28 requires renters who provide overnight occupancy to the public to be licensed by the  
29 State. It also provides that a property rented as a vacation rental must be rented for a  
30 minimum of 7 days.