

Minutes
Bar Harbor Long-Term Rental Registration Task Force
Monday, March 3, 2022
Via Zoom
93 Cottage Street
4:00 P.M.

NOTE: Under the Board's Remote Participation Policy (adopted 2/3/2022), this meeting was conducted fully remotely (via the online video meeting platform Zoom) due to the urgent issue of the continuing COVID-19 pandemic and the declarations of a public health emergency by both the US and Maine departments of Health and Human Services.

I. Call to Order

The meeting was called to order at 4:02 PM. Members present: Michele Gagnon, Planning Director; Todd Hardy, Landlord representative; Erica Brooks, Landlord representative; Philip Galperin, Resident at large; Joe Minutolo, Town Council representative; Amber Howard, Tenant representative; Matthew Bartlett, Bar Harbor Fire Chief; Angela Chamberlain, Code Enforcement Officer, John Mountford, Ellsworth and MDI Housing Authority; Jennifer Richardson, Resident at large; and Heidi Hambrecht, Tenant representative.

Also present: Michael Gurtler, Deputy Code Enforcement Officer.

II. Approval of Minutes

- 1) February 3, 2022 Meeting

Mr. Mountford moved to approve the February 3, 2022 meeting minutes as prepared. Ms. Richardson seconded the motion and the task force voted 11-0 to approve the motion.

III. Discussion Topics

- 1) Registration process
- 2) Inspection component
 - a. Frequency of inspections
 - b. Inspection checklist items
- 3) Fees (including possible incentives)
- 4) Exceptions to the registration requirements
- 5) Issues you have experienced as a tenant or landlord
- 6) Definition of LTR
- 7) Minimum standards (size of units, etc.)
- 8) Enforcement (administrative processes including notifications)
- 9) Other

The task force spend considerable time discussing if there was consensus that a registration component should be part of the program. The task force discussed benefits to property owners of having a mechanism to address tenant related violations and finding ways to prioritize the areas of town most at risk. Ms. Gagnon expressed concerns with prioritizing or focusing on certain groups, minorities, or people of a particular economic means. The task force discussed offering incentives to landlords to encourage voluntary compliance with a registration

program. Ideas included; free smoke and carbon monoxide detectors, free registration, and tax deductions. Ms. Brooks offered that she would prefer to incentivize property owners rather than penalize them for not registering. There was a concern that good landlords would comply and bad landlords would not.

The task force discussed overcrowding and the possible unintended consequences of displacing tenants.

It was ultimately agreed that the group felt that data would be useful in this exercise sine the task force did not have data on the number of long-term rentals or information on where they are located.

The task force agree that input from the public on the issues being discussed would be helpful and could serve as a guide for the discussion. The group agreed to use Polco, the online community engagement platform as a way to gather feedback from the public. The task force discussed ways to notify the public of the availability of the survey such as: MDI Rental Resource on Facebook, a press release in the newspaper, the local realtors association, the town website and Facebook page, etc. Ms. Howard volunteered to work with staff to develop the questions and set-up the survey.

IV. Public Comment Period

There was none.

V. Items for the next Agenda

The task force will discuss the results from the survey at the April 7, 2022 meeting.

VI. Adjournment

Mr. Galperin moved to adjourn the meeting at 6:10 PM. Mr. Minutolo seconded the motion and the Task Force voted 11-0 to approve the motion.

Minutes approved by the LTR Registration Task Force on April 7, 2022.



Todd Hardy, Chair
Long-Term Rental Registration Task Force

4/26/22
Date