

Short Term Rental Inventory Source Description

Below is a summary of the parameter and assumptions used in preparing the Short-Term rental inventory included in the October 26, 2011 Ordinance Committee package.

1. This inventory is a first draft. Public comment revising or adding to the inventory is welcome.
2. The purpose of the inventory was to provide the Ordinance Committee with a sense of the scope of short-term rental activity in Cape Elizabeth and not to definitively quantify all short-term rentals.
3. Information sources included the internet sites Homestay, VRBO, Home Swap and Craig's List, as well as public comments submitted to the Town Council. It is likely that some short term rentals are not reflected on the inventory.
4. The inventory is sorted by Assessing map/lot number. Some properties lack identification by map/lot number because the exact address is not available at this time. These properties were included in the inventory because they are examples of short-term rentals that are smaller than most of the homes in the inventory and also are located in neighborhoods not otherwise represented in the inventory.
5. Address and Owner should be self-explanatory.
6. Lot size is represented in square feet. Note that there is 43,560 sq. ft in 1 acre.
7. The rental stay information is broken into subcategories of nightly, weekend, and week. Rental rates are shown as found quoted in the above referenced sites. Most nightly rentals require a minimum 2 or 3 night stay. In this instance, it has been shown as a weekend rental stay. All amounts are quoted in dollars. Rental amounts are shown to provide the Ordinance Committee with a sense of the impact that a range of regulations may have on property owners.
8. Rental availability is based on the website calendars for each home. This category does NOT represent the frequency of rentals for each property. How often the property is rented is not reflected in the calendar of when the property may be available for rent. For the purpose of this column, any black out dates on the calendar were assumed to be not available for rent instead of not rented already.

9. Number of people, bedrooms, bathrooms and floor area are lifted from the internet advertising. In a few cases, floor area was calculated from the Assessing records. Generally, number of people the rental sleeps is calculated by assuming 2 people per bedroom. In some cases, a convertible sofa is available and more people can be accommodated, represented by the +.
10. The available for events column assumes an event hosting guests who are not sleeping on property, such as a wedding, family reunion, rehearsal dinner or other event. For most properties, there is no information either allowing or prohibiting events. For some properties, the comments make it clear that at least one event was held on the property. In a few cases, public comments were used to identify events.
11. There is no information publically available to calculate with reasonable accuracy the number of events held at a property for a measureable time period, such as for calendar year 2011. Public comments submitted have provided anecdotal information regarding frequency of events.
12. Parking available has been largely left blank. For properties that sleep a smaller number, familiarity with the property made it possible to assert that adequate off-street parking would be available for anticipated demand. Otherwise, the ability of a property to accommodate a number of cars varies widely from properties with long, private drives, properties on public roads where on-street parking is allowed a part of the year, and properties on private roads where rights to allow parking beyond the driveway is unknown.
13. At the bottom of the chart, some of the columns have been averaged as a reference.