

**Short Term Rentals - summary for discussion**

Type	Definitions	Permitted	Rental Limitations- need to talk more about acreage	Requirements
Primary residence - whole home rental	The short term rental of a dwelling offered by the owner where the dwelling is the primary residence of the owner		can rent for up to 182 days without the owner present during the rental no lot size requirement	•Added Building Code improvements
Primary residence - room rental	The short term rental of a portion of a dwelling offered by the owner where the dwelling is the primary residence of the owner <i>and the owner is in residence during the rental period</i>		no lot size requirement	•No added building code improvements
Non primary residence on adjacent lot to primary residence	The short term rental is on a separate lot where the owner operates a primary residence on an adjacent lot and the owner is in residence during the rental period		no lot size requirement	
Accessory dwelling on same lot as primary residence	The short term rental is on the same lot where the owner operates a primary residence and the owner is in residence during the rental period		no lot size requirement; will need to amend ADU provisions to allow STR	
Non primary residence/town resident - whole home rental	The short term rental of a dwelling by an owner where the dwelling is not the owner's primary residence and the owner resides elsewhere in Cape Elizabeth.		7 acre minimum for STR lot	•Added Building Code improvements
Non primary residence/not town resident - whole home rental* (investor)	The short term rental of a dwelling by an owner where the dwelling is not the owner's primary residence and the owner resides outside of Cape Elizabeth.		7 acre minimum for STR lot	
Non primary residence - room rental	The short term rental of a portion of a dwelling offered by the owner where the dwelling is not the owner's primary residence <i>and the owner is in residence during the rental period.</i>		no lot size requirement	•No added building code improvements