CHAPTER 318

RENTAL DWELLING ORDINANCE
Town of Yarmouth, Maine
Adopted: 11/16/18
Amended: 4/25/19
# RENTAL DWELLING ORDINANCE

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**CHAPTER 318**
RENTAL DWELLING ORDINANCE

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

A. Title.
This ordinance shall be known as the Rental Dwelling Ordinance Ordinance of the Town of Yarmouth, Maine.

B. Purpose.
The purpose of this Article is to address housing insecurity in the Town of Yarmouth; to minimize the potential adverse impacts of un-noticed or short-notice rent increases.

C. Applicability.
This article shall apply to any and all rental dwelling units in the Town limits of Yarmouth that are part of a building or complex with ten or more rental dwelling units.

D. Definitions.

Dwelling unit means one (1) or more rooms forming a single unit including food preparation, living, sanitary and sleeping facilities used or intended to be used by two (2) or more persons living in common or by a person living alone.

Landlord means an owner, manager, lessee, sublessee, managing agent or other person having the right to rent or sell or manage any housing unit or rental property or any agent of these individuals or entities.

Tenant means an individual, individuals, an entity, entities, a lessee or sublessee, or other person having the right to rent any housing unit or rental property 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

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.

B. Rental Housing Advisory Committee.
(a) There is hereby created a Rental Housing Advisory Committee (the “Committee”).

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(b) The Committee shall be comprised of seven (7) members, including three (3) Landlord representatives, three (3) Tenant representatives and one (1) at-large resident representative who is neither a Tenant nor a Landlord of rental property, all of whom shall be appointed by the Town Council. All members of the Committee shall be residents of the Town of Yarmouth or shall be rental property owners or management representatives of residential rental properties located in Yarmouth (“Landlords”) shall serve staggered terms set by Town Council order.

(c) The Committee shall be co-chaired by one (1) Landlord representative and one (1) Tenant representative as agreed to by the members of the Committee.

(d) The Committee shall meet not less than quarterly and shall undertake the following duties:

Provide the Town Council with recommendations or proposals for improvements, modifications, or changes to the Town’s housing ordinances or policies.

Article III

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.