



**From:** Karen Colón Hayes <kcolonhayes@CITYOFMALDEN.ORG>  
**Sent:** Wednesday, January 14, 2026 1:40 PM  
**To:** Nelson Miller <nmliller@CITYOFMALDEN.ORG>  
**Subject:** STR proposal

Hello Nelson,

I have a CEIC meeting on January 20th and the STR proposal is on the agenda. We will be discussing dates for public meetings and well as how to proceed with the educational part of the meetings.

In our last meeting it was suggested we send you the proposal for review of facts and comments. We would also like to see what other cities have done. Is this something you would do and if not, please point me in the right direction. I attached the draft proposal.

Thank you!  
KCH

**Karen Colón Hayes**

**Councillor At Large**

**City of Malden**

**215 Pleasant Street, Malden, MA 02148  
c: 781-704-6342**

**Lisa M. Cagno**

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**From:** Nelson Miller  
**Sent:** Tuesday, January 20, 2026 3:19 PM  
**To:** Karen Colón Hayes  
**Cc:** Lisa M. Cagno  
**Subject:** RE: STR proposal

Karen,

Here are some comments on the ordinance as proposed:

1. Which MCC Title will this ordinance be part of ? i.e., licensing, zoning.
2. Section 2. Definitions
  - a. Dwelling Unit is already defined in Zoning and contradicts this definition.
  - b. Short Term is already defined in Zoning and contradicts this definition.
3. Section 3 Registration Requirements
  - a. What is a "Certificate of Compliance" issued by the Building Commissioner?
  - b. Time limit on applications? What is the penalty if the time limitations are missed?
  - c. A registration cannot be good for 1 year **and** expire on December 31<sup>st</sup>.
4. Section 4.2 Types of Short-Term Rental Permitted.
  - a. Home Share.
  - b. "Rental of a bedroom" = rooming house
  - c. What is a "defined sleeping area" ?
5. Section 4.3. Limited Share Restrictions—how can the tracking of the total 90 days be done?
6. Section 4.5. Occupancy Limitations. 2 persons per bedroom plus two additional persons? Occupancy based on size of room, building code, sanitary code, definition of a family
7. Section 4.9. Good Neighbor Guidelines. What is the expectation that any guest will care/follow? Penalty?
8. 6. Section 5.1 Prohibitions.
  - b. meetings, retreats, weddings, gatherings – when and how is this enforced, during or after the event?

- c. events, parties - when is this enforced, during or after the party?
- d. rental for less than 24 hours—how is this monitored?

9. Section 8. Data Reporting Requirements.

- 1. Booking Agent Requirements. Report on an annual basis inadequate—report monthly or weekly to monitor compliance with 90 day restriction, 24-hour restriction.

10. Section 9.5 Appeals. Appeal to Court?

11. Section 10 Annual Review and Reporting – This is an extraordinary data collection task.

General:

- 1. Inspectional Services currently receives approximately 3-4 complaints per week regarding Short Term Rentals.
- 2. There are an estimated 400-500 Short Term Rentals operating illegally in the City. Allowing them could double that number. That would add 800 to 1,000 inspections to the workload of ISD. We currently perform approximately 4,000 inspections per year which would increase that number by 25 percent.

Please let me know if you have any questions or concerns,

Nelson

Nelson L Miller, CBO  
Building Commissioner - Zoning Officer  
Director of Inspectional Services  
City of Malden  
781 397 7000 x2027