



New + Entered
05/18/17

CITY OF PORTLAND HOUSING SAFETY OFFICE www.portlandmaine.gov/housingsafety housingsafety@portlandmaine.gov	NEW/CHANGE OF OWNERSHIP RENTAL HOUSING REGISTRATION FORM
Portland City Hall, Room 26 389 Congress Street Portland Maine 04101 (P) 207-756-8131 (F) 207-756-8150	Revised 11-11-2016 Page 1 of 3

Chapter 6, Article VI of the City of Portland Code of Ordinances requires owners and managers to register rental units with the City of Portland Housing Safety Office. A rental unit is any portion of any residential structure that is rented or available to rent for any length of time to an individual(s) who is not the owner(s). Registration is due beginning January 1, 2016 and within thirty (30) days of renting a property. The ANNUAL registration fee of \$35 per individually rented bed, room, and/or dwelling unit less any discounts (listed on the second page) is due at the time of registration and on January 1 of each year. Failure to register may result in a fine.

Complete the **Rental Housing Registration Form** and **Owner's Pre-Inspection Checklist** for **EACH RENTAL PROPERTY** (multiple rental units at the same property with the same owner can share the same form) and return to the City of Portland Housing Safety Office by email, fax, mail, or in person. After the registration information and fee discount documentation has been verified, an invoice for payment will be sent to the party certifying registration entered below. Complete applications may pay at the time of registration.

SECTION 1: PROPERTY INFORMATION		
Street Number 77-79	Street Name CONGRESS STREET	CBL- Chart, Block, Lot Number (e.g. 001A__A001) 014 F019001

SECTION 2: OWNER INFORMATION		
Owner(s) First Name EP Munjoy I LLC	Owner(s) Last Name c/o Lisa Campoli, Manager	Primary Telephone Numbers (cell) 617-851-0536 (home)
Mailing Address c/o Ella Properties, 1050 Massachusetts Ave, Cambridge, MA 02138	Email Address Lisa.Campoli@ellaproperties.com	
Owner is a/an: <input type="radio"/> Individual(s) <input type="radio"/> Partnership <input type="radio"/> Corporation <input checked="" type="radio"/> LLC <input type="radio"/> Other, please explain:		

SECTION 3: AUTHORIZED AGENT (if different than owner)		
<i>All properties must have an authorized agent for purposes of service. If property owner is a partnership, corporation, LLC or any other form of business entity, the authorized agent must be an individual who resides in the State of Maine.</i>		
Registered Agent First Name Gary	Registered Agent Last Name Vogel	Telephone Number 207-253-0518
Mailing Address Drummond Woodsum, 84 Marginal Way, St. Louis, Portland, ME 04101		Email Address GVogel@dwmlaw.com

SECTION 4: PROPERTY MANAGER (if different than owner)	
Property Manager Name	Telephone Number
Mailing Address	Email Address

SECTION 5: EMERGENCY CONTACT FOR PROPERTY (if different than owner)	
Emergency Contact Name Lisa Campoli	Telephone Number 617-851-0536

SECTION 6: RENTAL UNIT REGISTRATION		
Please describe the rental units by listing unit numbers and/or room numbers of the rental units being registered (e.g. apartment number 1,2,3, 4-11) 77 Unit 1F & 1R 77 Rear Unit 77 Unit 2 79 Unit L 77 Unit 3 79 Unit R	Is the property owner occupied? (Yes/No) <input checked="" type="radio"/> Yes <input type="radio"/> No	Number of rental units registering 7

To the best of my knowledge, I certify that the information being registered is true and correct.

Name (print only) Katharine Speede	Telephone Number 781-635-2243
Relationship to Property Member / owner	Date 5/16/17
Email Address Katie.speede@ellaproperties.com	



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SECTION 7: FEE DISCOUNTS *(The total discount may not exceed \$20.00 per rental unit)*

Discount Requested	Attach Required Verification Documents	Discount	Number of rental units for which a discount is being requested
Fully Sprinklered Building	Testing Report OR Maintenance Report OR Maintenance Contract from Preceding Year	\$10.00/unit	
Off-site Monitored Fire Alarm System	Fire Alarm System Monitoring Annual Contract	\$7.50/unit	
Subsidized Housing Housing Quality Standard (HQS)	HQS Inspection Report from Preceding Year	\$5.00/unit	
Public Housing Uniform Physical Condition Standard (UPCS)	UPCS Inspection Report from Preceding Year	\$10.00/unit	
No Smoking Lease	Copy of Signed Lease Language OR Smoking Disclosure Form	\$2.50/unit	

DID YOU COMPLETE: Rental Housing Registration Form
 Owner's Pre-Inspection Checklist
 Attach all fee discount verification documents if requesting discount

RETURN FORMS, ATTACHMENTS, AND PAYMENT:
 By email to: housingsafety@portlandmaine.gov
 By mail to: Housing Safety, Room 26
 City Hall, 389 Congress Street, Portland Maine 04101
 By fax to: (207) 756-8150
 In person at Room 26, City Hall

PAYMENT INFORMATION: Pay the registration fee:

- in person by cash, check, or credit card;
- by mail by check; or
- online by credit card through MuniPAY by following the link found at www.portlandmaine.gov/housingsafety

Make checks payable to CITY OF PORTLAND
 BE SURE TO NOTE the CHART, BLOCK, AND LOT (CBL) ON THE CHECK

FOR MORE INFORMATION: See www.portlandmaine.gov/housingsafety

SECTION 8: TOTAL ANNUAL CHARGES

Total Number of Rental Units Registering	7
Registration Fees (\$35 x Number of Rental Units)	\$245
Total Fee Discounts (not to exceed \$20.00 per rental unit)	—
TOTAL ANNUAL RENTAL REGISTRATION FEES	\$245



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**OWNER'S
 PRE-INSPECTION CHECKLIST**

Revised
 6-22-2016

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This pre-inspection checklist will help prepare you for your initial basic life safety rental housing safety inspection.

Complete this checklist and return it with your Rental Housing Registration Form.

BUILDING INFORMATION		
Street Number	Street	CBL- Chart, Block, Lot Number (e.g. 001A ___ A001001)
77-79	Congress St.	014 F019001

LIFE SAFETY CHECKLIST		YES	NO	NA	Comments
1.1	Is there a working smoke alarm (detector):				
	a. On each level of the building and dwelling unit and in the vicinity of each bedroom, including the basement?	✓			
	b. In each bedroom?			✗	Not sure
1.2	Is there a working carbon monoxide (CO) alarm (detector) on each level of the building and dwelling unit including the basement?	✓			
1.3	Does each dwelling unit have two separate ways out?		✓		2, 1st floor units only one exit
1.4	Are all ways out of the building:				
	a. Free of obstructions?	✓			
	b. In buildings with 3 or more dwelling units, automatically or permanently lighted?	✓			
	c. In buildings with 3 or more dwelling units, have doors that are fire-rated, self-closing, easily opened, and able to be used?			NA	
	d. Discharged to the ground level?	✓			
1.5	Do all exit stairways have handrails that are securely mounted?	✓			
1.6	If there is only one way out of a dwelling unit, does each bedroom have a window that can be easily opened and is large enough for emergency rescue or escape?				I think so

NA – not applicable

CODE REFERENCE (NFPA 101 (2009), City Code of Ordinances Chapter 6 and 10 (June, 2016))	
Question	Code Explanation
1.1	There must be a working smoke alarm (detector) on each level of the building and dwelling unit including the basement and in the immediate vicinity of each bedroom or room used for sleeping as well as in each bedroom.
1.2	There must be a working carbon monoxide (CO) alarm (detector) on each level of the building and dwelling unit.
1.3	Each dwelling unit must have access to at least 2 separate ways out of the building that are not located close together unless the unit has an exit door opening to the outside at ground level, an enclosed stair used only by that unit opening to the outside at ground level, or access to an outside stair that serves no more than 2 units.
1.4	The way out of the building cannot be used for storage or trash containers. The way out of a building must be permanently lighted or by lighted by automatic means. Doors leading from a dwelling unit to a stairwell must be self-closing and fire rated. Locks or door hardware must be easy to use when leaving the building. Exits must lead to the ground level, not the basement.
1.5	All stairs must have handrails that are easy to grasp and that are securely mounted at a height between 34" and 38" measured from the leading edge of all treads, vertically to the handrail.
1.6	Each bedroom must have a window that can be opened without using tools or special knowledge. The opening of the window must be at least 20" wide and 24" high and provide an opening of 5.7 square feet. The bottom of the opening must be less than 44" above the floor.

CITY OF PORTLAND
OFFICE OF HOUSING SAFETY
389 Congress Street
Portland, Maine 04101
(207) 756-8131
<http://portlandmaine.gov/housingsafety>

THIS IS YOUR RECEIPT OF PAYMENT RECEIVED

Reg No	CBL	Invoice No	Invoice Date	Location	Property Owner
2017-4659	014 F019001	68204	05/18/2017	77 CONGRESS ST	EP Munjoy1 LLC, c/o Ella Properties
Fee Description	Qty	Charge	Date Paid	Amount Paid	Outstanding
Registration Fee	7	\$245.00			
Total For this Property:		\$245.00	05/18/2017	\$245.00	\$0.00
Account Totals:		\$245.00		\$245.00	\$0.00

Acct Ref:

014 F019001

Bill To: EP MUNJOY1 LLC, C/O ELLA PROPERTIES
1050 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02138

Make checks payable to the *City of Portland*, ATTN: Housing Safety Department, 389 Congress Street, Portland, ME 04101.