

# **Bond Case Briefs**

*Municipal Finance Law Since 1971*

---

## **ZONING & PLANNING - MAINE**

### **Brooks v. Town of Bar Harbor**

**Supreme Judicial Court of Maine - March 26, 2024 - A.3d - 2024 WL 1261185 - 2024 ME 21**

Real property owners brought action seeking declaratory judgment that town's amendment to its land use ordinance regarding vacation rentals was void because it was passed with less than a supermajority.

The Superior Court granted town's motion for summary judgment, and property owners appealed.

The Supreme Judicial Court held that only simple majority vote was required for town to adopt amendment.

As town's charter did not provide otherwise, only simple majority vote was required for town to adopt amendment to its land use ordinance regarding vacation rentals.