



Short-Term Rental Accommodation

Regulatory Direction



Short-Term Rental Accommodation

- ▶ Kelowna's context
- ▶ Public engagement
- ▶ Case studies
- ▶ Regulatory options
- ▶ Licensing & enforcement
- ▶ Next steps

Short-Term Rentals in Kelowna

- ▶ Minimum 30-day tenancy in residential zones
- ▶ Allowed in some commercial zones
- ▶ Approx. 1,200 short-term rental units
 - ▶ 78% are entire dwelling units



Long-Term Rentals

- ▶ Low vacancy rate
- ▶ 73% of new households rent (2011-2016)
- ▶ Need 550 new rental units annually
- ▶ Approx 10,000 units in secondary rental market
 - ▶ Secondary suites, carriage houses, full homes

Neighbourhood Impacts

- ▶ Nuisances especially in residential neighbourhoods
 - ▶ Noise, parking, garbage
- ▶ Increasing number of complaints to Bylaw Services

When Airbnb rentals turn into nuisance neighbourhoods

Edmonton neighbourhood frustrated with Airbnb

Increase in Airbnb rentals leads to huge rise in noise complaints

Downtown Victoria condo owners ask for limits on vacation rentals

The long-term problems of short-term rentals in Montreal

Accommodation Industry

- ▶ 'Hotel room tax' of 3% (hotels, motels, resorts)
 - ▶ Funds for tourism marketing & programs
- ▶ Provincial agreement with Airbnb to collect occupancy taxes

Public Survey

- ▶ Diverse views from residents & business owners
- ▶ Top themes:
 - ▶ Affordability for homeowners & tourists
 - ▶ Homeowner's decision how to use property
 - ▶ Benefit for tourism industry
 - ▶ Regulation of short-term rentals
 - ▶ Noise concerns

Hotels and Motels Condo Complex Residential Areas Regardless
 Vacation Rentals Alternative Noise Struggling Regulations
 Collect Home Owners Survey Long Term
 Neighborhood Property Low Income Air Bnb Bed
 Tourists Excellent Tourism Report Neighbourhood Treated
 Summer Months Housing Shortage Insurance

Case Studies

Municipality	Location of Short-Term Rentals	Licensing & Enforcement
Nelson	Most zones	Municipal bylaw enforcement
Tofino	Limited locations	Contract with Host Compliance
Vancouver	Most zones & locations Operator's principal residence only	Business license must be included in listing Agreement with Airbnb
Victoria	Most residential areas Operator's principal residence only	Business license must be included in listing RFP for third party compliance group

Guiding Principles

1. Ensure short-term rental accommodations **do not impact long-term rental housing supply** in negative way.
2. Ensure short-term rental accommodations are **good neighbours**.
3. Ensure **equity among** short-term accommodation providers.

Regulatory Approach

- ▶ Limit to operator's principal residence only
- ▶ Identify residential and commercial zones
- ▶ Specify requirements for parking, signage, etc.
- ▶ Require business license & ensure cost recovery
- ▶ Provide for proactive enforcement

Next Steps

Draft policies &
regulations

Prepare
licensing &
enforcement
structure

Engage
stakeholders

Refine
regulations

Council
consideration



Questions?

For more information, visit kelowna.ca.