



# Short-Term Rental Accommodation

Proposed Regulations



# Short-Term Rental Accommodation

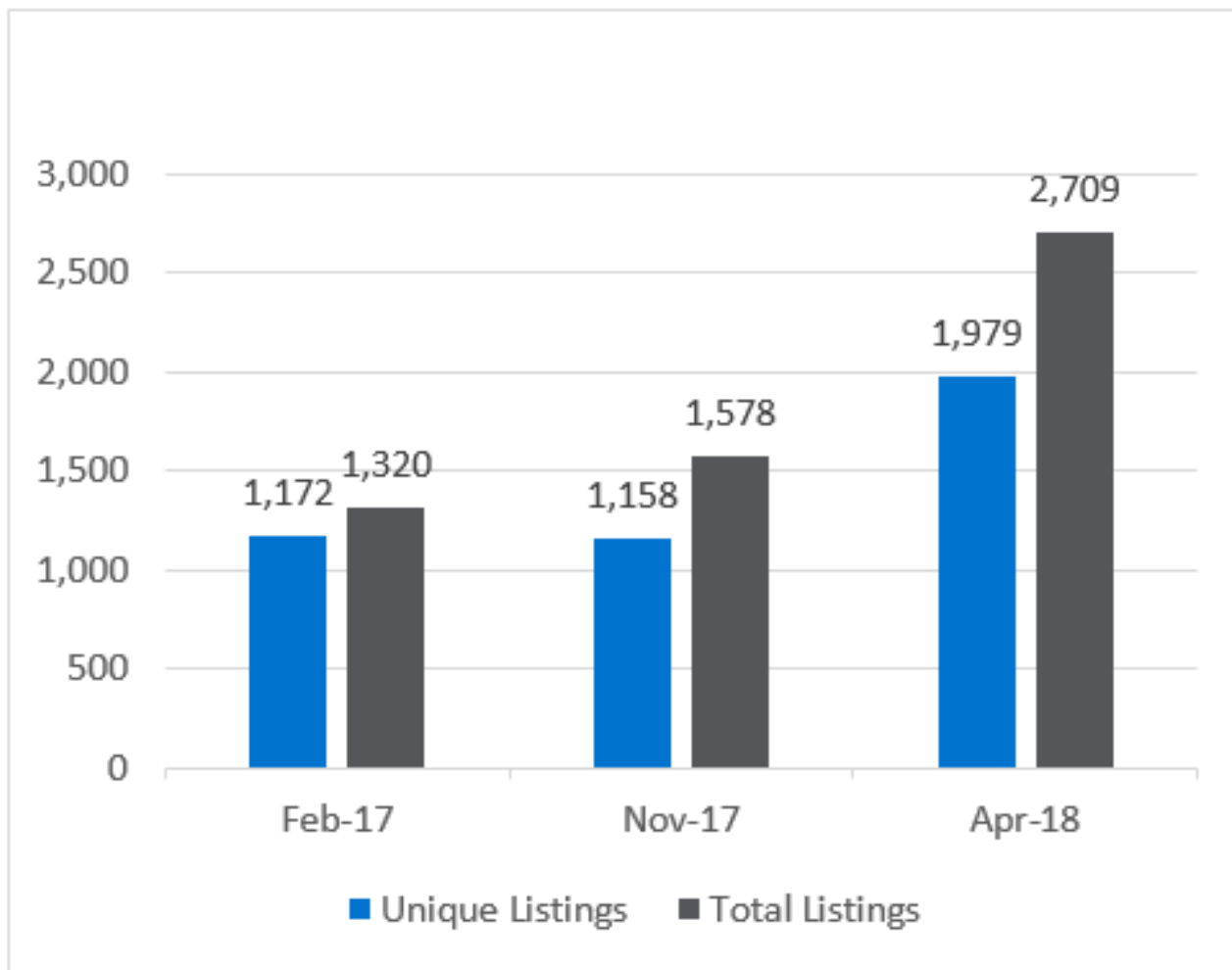
- ▶ Kelowna's context
- ▶ Guiding principles
- ▶ Proposed regulations
- ▶ Licensing & enforcement
- ▶ Next steps

# Short-Term Rentals

- ▶ Short-term rentals: stays of less than 30 days
- ▶ Current provisions:
  - ▶ Minimum 30-day tenancy in residential zones
  - ▶ Allowed in some commercial zones & RM6



# Short-Term Rental Listings



# Long-Term Rentals

Vacancy Rate	New Households Renting	Unit Types	New Rental Units Needed
1.9%	73%	70% suites, carriage homes & entire homes	550 annually

# 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.

# Stakeholder Consultation

- ▶ Sent proposed regulations to stakeholder groups & interested residents
- ▶ Wide range of responses
  - ▶ Support for proposed regulations
  - ▶ Concerns with specific items
  - ▶ Concerns with core elements
- ▶ Reflects diverse community needs & interests

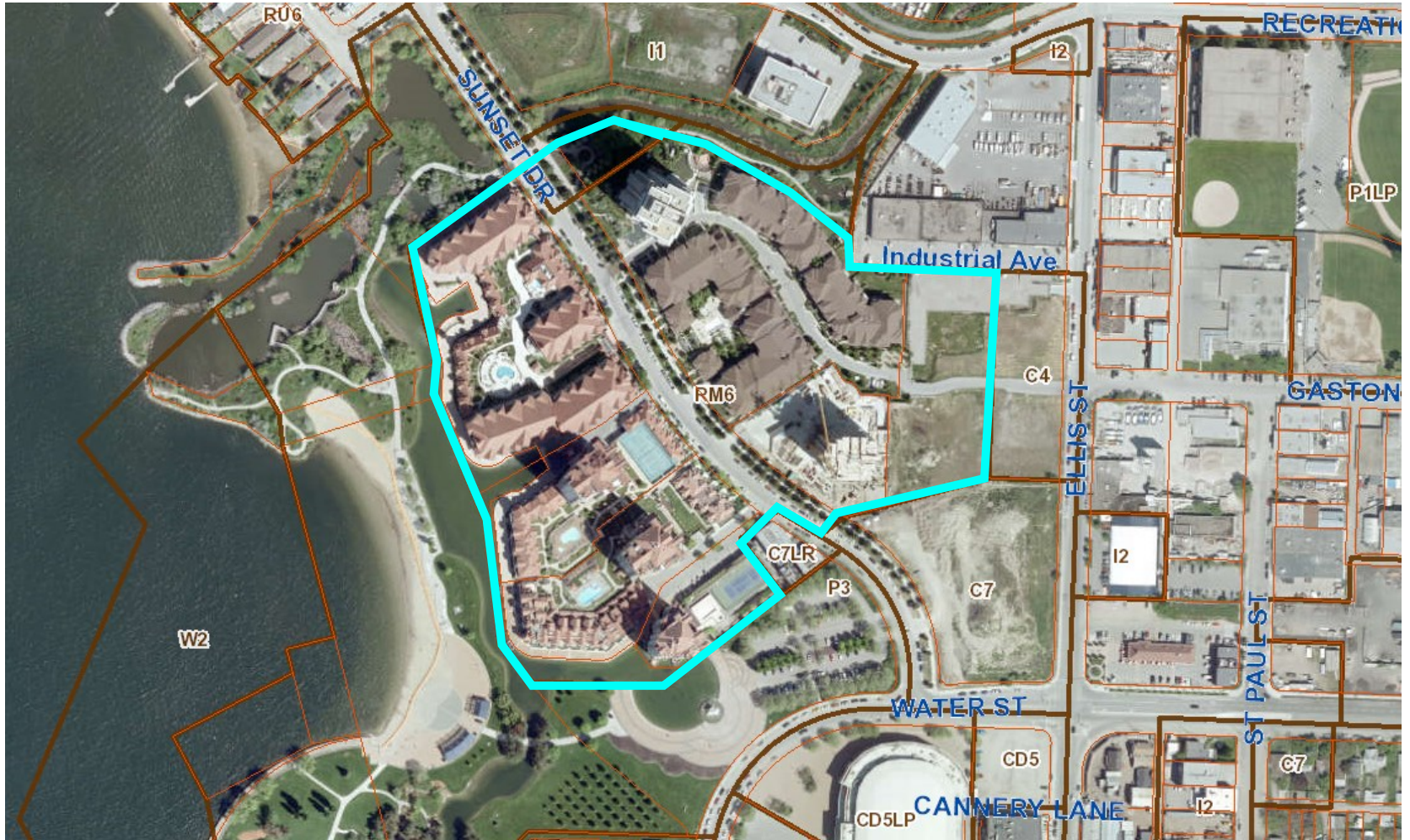
# Proposed Zones

Zone Category	Current	
	Principal Use	Secondary Use
Rural & single / two unit residential		
Multi-unit residential		✓ (RM6)
Mixed-use commercial	✓ (C4, C7)	✓ (C6, C8)
Tourist commercial*	✓	

\* Tourist commercial includes C9 and parts of CD18 (McKinley Beach) and CD24 (Hiawatha)



# Proposed RM6 Subzone



# Proposed Regulations

Regulation	Rural & single / two unit residential	Multi-unit residential & commercial	RM6 subzone, C9, parts of CD18 & CD24
Maximum # of adults per sleeping unit	2		
Maximum # of sleeping units	3	2	3
Maximum # of days per booking	29		
Maximum # of bookings at a time	1		
Minimum # of parking spaces	1 space per 2 sleeping units		
Business license required	Yes		
Operator's principal residence	Yes	No*	

\* A higher business license fee is proposed if it is not the operator's principal residence

# Other Considerations

- ▶ Bed & breakfast homes
- ▶ Student rentals
- ▶ Online accommodation platform taxes
- ▶ Non-conforming uses
- ▶ Stratas

# Licensing & Compliance

- ▶ Business license will be required
  - ▶ Fees to support cost recovery
  - ▶ Documentation requirements
  - ▶ License conditions
- ▶ Third party monitoring & compliance
  - ▶ Proactive approach to enforcement
  - ▶ Provide additional tools
  - ▶ Limit impact on staff resources

# Next Steps

- ▶ Develop Zoning Bylaw amendments
- ▶ Develop Short-Term Rental Regulation Bylaw for business licensing
- ▶ Prepare RFP for monitoring & compliance company
- ▶ Develop education & application materials



*Questions?*



# 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 Operator's principal residence (some exceptions)	Municipal bylaw enforcement
Tofino	Limited locations Operator's principal residence (some exceptions)	Third party 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 Third party compliance