

Proposed Licence Types

Proposed requirements of all types of Short Term Rental Licences

1. Unit must be the principal residence of the operator and applicant of the business licence.
2. Principal residence must be proven annually in order to renew licence.
3. Licencing requires neighbourhood notification.
4. Owner must give permission, in the event that the operator is not the owner.
5. Unit must comply with Building and Fire Bylaws and regulations.

Type	Example	current status	current penalties	proposed regulations	proposed penalties
A	Nightly or weekly rental of an entire house by one party	no specific municipal regulations tailored to this type of short term rental	\$100 if it can be proven that there is a business	confirmation that house is operator's principal residence and approval from the owner	\$1000 for rentals less than 30 days without licence \$1000 for excess guest capacity
B	Current licenced B&B	requires a B&B Licence	\$250 fines for failure to comply with licencing rules	No change in regulations but increased fines for violations of licencing requirements	\$1000 for excess rooms \$1000 for non-resident operator \$1000 for no access to guest register
C	Nightly or weekly rental of a unit in a condominium	no specific municipal regulations tailored to this type of short term rental	\$100 if it can be proven that there is a business	confirmation that unit is operator's principal residence and approval from strata	\$1000 for rentals less than 30 days without licence \$1000 for excess guest capacity

Examples of Scenarios Not Permitted - Currently or Proposed

Example	current penalties	proposed regulations	proposed penalties
renting up to 3 rooms with no B&B licence	\$100 if it be proven that there is a business	New rules define short term rentals and increase fines for licencing violations	\$1000 for rentals less than 30 days \$1000 for non-resident operator \$1000 for no access to guest register
nightly or weekly rental of a secondary suite	no specific municipal regulations other than \$100 if it can be proven that there is a business	New regulations would not permit a self contained suite to be rented for less than 30 days	\$1000 for rentals less than 30 days \$1000 for non-resident operator
house renting 5 or more rooms	Violation of Zoning bylaw, would require prosecution	Not permitted, increased fines and introduction of penalty for short term rental	\$1000 for rentals less than 30 days \$1000 for excess rooms \$1000 for excess guest capacity