Short-Term Rentals in the District

Issues and Options

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OUTLINE

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About STRs

- stays of less than 30 days
- worldwide phenomenon
- enabled by online platforms
- AirBnB: valued at $25.5 billion
About STRs

Potential Benefits:
- benefit to tourism
- extra income for property owners
- consumer benefits: cheaper, convenient

Potential Drawbacks:
- impact on rental stock
- noise and disruption
- neighbourhood impacts
STRs in the District

• numbers fluctuate
• June 2017 estimates:
  • 666 listings, 588 unique properties
• few complaints
• unknown impact on rental stock
Other Municipalities

- no consistent approach to regulation worldwide
- locally Vancouver’s process is most advanced
  - Regulation: business licenses
  - STRs allowed in principal residences
- others adopting “wait-and-see” or amending bylaws
Existing Policy

• no explicit reference to STRs
  • regulated through “Bed and Breakfast” and “Borders and Lodgers”

• limited ability to enforce

• ticketing primary means of enforcement
Compliance and Enforcement

- difficult to monitor postings across multiple sites
- private companies provide STR management options for municipalities (Host Compliance)
Potential Policy Approach

1. STRs only permitted in principal residence

2. Business license requirement

3. Prohibit STRs in secondary suites, coach houses
Council Options

• Amend Zoning Bylaw to address STRs

  OR

• Draft comprehensive STR regulatory framework

  OR

• Monitor complaints and do nothing further