

Short Term Rental Business Regulations

Report Back on License Fees and Implementation



Purpose

- Provide Council with proposed License fees for STR's
- Outline the Implementation Plan for the proposed Regulations



CoTW February 22, 2018 STR Business Regulations

Previous Council Direction

- September 14, 2017 – Approved an enforcement strategy including hiring a third-party compliance monitoring service and new City staff
- September 21, 2017 – Approved a regulatory framework, allowing STR in principal residences, subject to obtaining a business licence and complying with operating requirements
- November 23, 2017, report back in Q1, 2018 with recommended license fees and implementation plan



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Draft STR Bylaw

Includes:

- Principal residence
- Business licence and fees
- Letter from Strata Councils
- Letter from property owners
- Compliance with City Bylaws
- Advertisements
- Responsible Person
- Penalties



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License Fee Considerations

- Costs to administer and enforce the regulatory regime
- Distinctions between use of space in principal residences versus entire units that can be rented full-time and are not the principal residence of the operator (for example: investment properties or second homes). unoccupied short term rental usage of dwellings with non-conforming use status
- Achieving a balance to maximize voluntary compliance versus costly enforcement.
- License fees proportional to revenue



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License Fee Options

Fee Type	Category	Licence Fee (\$)
Application Fee/ Annual Licence Fee	Application Fee	\$115
	Annual Licence Fee	\$445
Number of Bedrooms	Studio	\$400
	1 bdrm	\$450
	2 bdrm	\$475
	3 bdrm	\$500
	4 plus bedroom	\$550
Principal Residence/Non-Principal Residence (Recommended Option)	Principal Residence	\$150
	Non-Principal Residence	\$1,500
Flat Fee	N/A	\$550



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Implementation

- Should Council approve moving forward, give introductory readings to the proposed Bylaw February 22nd
- Hold formal opportunity for Public comment in conjunction with Zoning Bylaw Schedule D (STR) Home Occupation Amendments
- Engage Staff to set up for application processing
- RFP for ongoing Third party Monitoring
- Receive applications in April
- Report back in early Q4 on uptake, enforcement and financial considerations



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Objectives and Risks

- Objective is cost recovery for the estimated annual \$375,00 costs for the administration of the regulations.
- Primary risk involves low up take on licenses and heavy enforcement/legal costs



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Recommendations

- Approve of the proposed short term rental annual business licence fee of \$150 for principal residence and \$1,500 for all other short-term rentals;
- Direct staff to bring forward the Short Term Rental Regulation Bylaw at the February 22, 2018 Council meeting for introductory readings;
- Approve holding an opportunity for receiving public comments on the proposed Bylaw in conjunction with the Public Hearing for Zoning Amendment Bylaw (Short Term Rental Home Occupations) Bylaw No. 18-035; and,
- Direct staff to report back to Council in Quarter 4 of 2018 with an update on the short term rental program, including budget implications.

