

Short Term Rental Regulatory Framework

Committee of the Whole September 21, 2017



Purpose

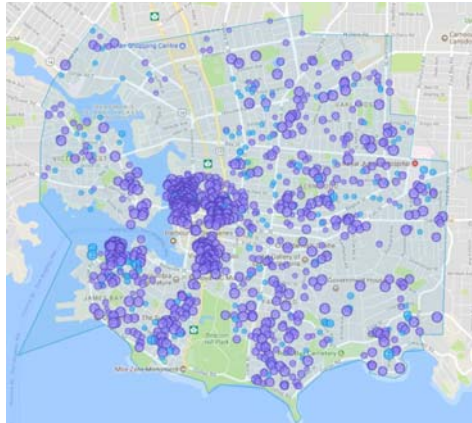
- Provide Council with a proposed regulatory framework for short term rentals, including business regulations and an enforcement strategy.



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Background

- Victoria Context
- Benefits and Challenges
- Previous Council Direction



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Emerging Best Practice

- Say yes to STR
- Keep it simple
- Point of non-compliance
- Avoid relying on host platforms
- Utilize technology
- Communicate widely
- Be adaptable



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Issues and Analysis – Proposed Business Regulations

1. Permit STR use in all principal residences
2. Require STR operators to obtain a business licence
3. Require STR operators to comply with operating requirements



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Issues and Analysis – Business Licencing and Operations

Business Licence

- Submit application form with mandatory documentation
- Pay Fee, either \$200 or \$2,500, depending on type of STR

Operating Requirements

- Display business licence number on all advertisements
- Adhere to City bylaws (e.g.) quiet hours



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Issues and Analysis – Enforcement Strategy

- September 14, 2017 Closed Council approved short term rental enforcement strategy
- Includes retaining a third party monitoring service and hiring of new staff
- Budget is estimated at \$512,000
- Licencing fee and fines could at least partly cover these expenses



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Next Steps

Fall 2017

- Consultation required under the Community Charter
- Feedback will be sought on proposed business regulations, including registration process, licence fees and operating requirement

Quarter 4 2017

- Report back to Council with necessary bylaws

Quarter 1 2018

- Implementation plan



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Recommendations

That Council:

- Approve the proposed short term rental regulatory framework, as described in this report, which allows short-term rentals in principal residences, subject to a business licence and compliance with operating requirements;



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Recommendations

That Council:

- Direct staff to engage stakeholders on the proposed business regulations, and report back to Council in Q 4 of 2017 with the bylaws required to enact these regulations; and,
- Direct staff to report back to Council in Q 1 of 2018 with an implementation plan, including schedule, resourcing proposal, and impacts to the financial plan.



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