

# Short Term Rentals Strata Options



	Scenario	Current Regulation	Regulatory Direction Approved by Council January 19
1	Entire condo with no transient zoning	Prohibited	Proactively enforce current prohibition in zoning so STRs cease
2	Entire condo with transient zoning	Permitted	Proactively enforce current zoning rights through business license registration; Monitor use through business license tracking
3	1-2 bedrooms within occupied condo	Permitted	Permit and proactively enforce through business license registration and tracking (neutral effect on rental market, adds flexibility and affordability for primary residents and fairness across housing types and tenures)
4	Entire homes	Prohibited	Proactively enforce current regulations so STRs cease
5	Entire secondary suites (including garden suites)	Prohibited	Proactively enforce current regulations so STRs cease
6	1-2 bedrooms within occupied SFD	Permitted	Proactively enforce current zoning rights through business license registration; Monitor use through business license tracking

## March 2 Council Direction:

- Available tools
- Opting in/out of Zoning
- Business regulations → *Strata Property Act*



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## Opt-in, Opt-out

- Opt-in/out: not possible
- Not appropriate to set a threshold
- Rezoning not likely to reduce existing STR



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## Available Tools

1. Zoning
2. Proactive enforcement



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## Available Tools

3. Business Regulations
  - Strata permission
4. Taxation



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## Next Steps

- Enforcement strategy
- Principle dwellings / occasional use



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## Recommendations

### That Council direct staff to:

1. Limit short term rentals in Victoria to the greatest extent possible through appropriate language in the *Zoning Regulation Bylaw*, housing agreements, or other available tools to ensure that all new residential zoned units are used for the primary purpose of housing, rather than as short-term rentals (STR).
2. Bring forward a comprehensive scheme of business regulations for existing and future short-term rentals. Such regulations may include:
  - a. requirements for a business licence for all short-term rentals
  - b. business licence fees
  - c. requirement that business activity comply with applicable strata rules
  - d. establishing appropriate rules for operation of short-term rentals.



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# Recommendations

## That Council direct staff to:

3. Work with the BC Assessment Authority to ensure that properties used for short-term rental are properly assessed as Class 6 – business and other
4. Report back with a short-term rental enforcement strategy that will detail considerations for proactive enforcement of City-wide short-term rental including:
  - a. benefits and challenges of manual (staff led) enforcement vs. enlisting third party STR management assistance
  - b. fines and escalatory action for non-compliance
  - c. audit options to monitor adherence to rules and regulations
  - d. engaging STR host platforms for regulatory cooperation
  - e. additional policies, regulations, and programs to ensure compliance with regulations
  - f. expediting the time frame for rolling out enforcement
  - g. creating a dedicated short-term rental webpage for clarity and transparency regarding new regulations that outlines the City's progress on reducing short-term rental impact on long-term rental housing availability
  - h. establishing a monitoring system to evaluate success of short-term rental regulations and the Short-Term Rental Enforcement Strategy.

