

District of Squamish
BYLAW NO. 2696, 2019

A bylaw to amend the District of Squamish Business Licence Bylaw No. 2455, 2016

WHEREAS the District of Squamish deems it necessary and appropriate to amend District of Squamish Business Licence Bylaw No. 2455, 2016;

NOW THEREFORE the Council of the District of Squamish, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "District of Squamish Business Licence Bylaw No. 2455, 2016, Amendment Bylaw (Short-term Rentals) No. 2696, 2019".
2. District of Squamish Business Licence Bylaw No. 2455, 2016, as amended, is further amended

(a) by adding the following definitions to Part 1 (Definitions) in alphabetical order:

SHORT-TERM RENTAL ACOMMODATION has the same meaning as in District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Short-term Rentals) No. 2695, 2019

SHORT-TERM RENTAL ACCOMMODATION MARKETING means to advertise, market or offer for rent short-term rental accommodation, and includes placing or posting advertisements physically or online.

SHORT-TERM RENTAL ACCOMMODATION OPERATOR means an individual who rents out, or offers for rent, their principal residence for short-term rental accommodation or otherwise carries on the business of providing short-term rental accommodation.

(b) by adding the following provisions to Part 6 (Additional Requirements for Specific Businesses):

Short-term Rental Accommodation

6.20 An individual must not:

- (a) Carry on business as a Short-term Rental Accommodation Operator without having first obtained a Licence to do so from the District;
 - (b) Carry on business as a Short-term Rental Accommodation Operator unless the Short-term Rental Accommodation unit being provided is the Principal Residence of that individual;
 - (c) Carry on Short-term Rental Accommodation Marketing of a Short-term Rental Accommodation unit unless they hold a License as a Short-term Rental Accommodation Operator for that unit;
 - (d) Hold more than one Short-term Rental Accommodation Licence; or,
 - (e) Transfer a Short-term Rental Accommodation Licence to another individual or property.
- 6.21 A corporation, society or other incorporated entity must not carry on business as a Short-term Rental Accommodation Operator.
- 6.22 Only one Short-term Rental Accommodation Licence will be issued to an individual, and only for one dwelling unit per free-hold or strata title. For the purpose of operating a short-term rental accommodation, an individual cannot have more than one principal residence.
- 6.23 A person applying for a Licence as a Short-term Rental Accommodation Operator must provide the Chief Building Official with the following:
- (a) Documents demonstrating that the Short-term Rental Accommodation is their principal residence unit, including but not limited to documentation related to billing, identification, taxation and insurance purposes, which may include income tax returns, Medical Services Plan documentation, driver's licenses, personal identification, vehicle registration or utility bills;
 - (b) Written authorization from the strata council and proof of compliance with strata bylaws if the Short-term Rental Accommodation is or is in a strata lot or unit;
 - (c) Written authorization from the owner or landlord if the Short-term Rental Accommodation Operator is a tenant;
 - (d) A self-evaluation safety audit form provided for that purpose;
 - (e) A fire safety plan of the Short-term Rental Accommodation unit, identifying the location of smoke alarms, carbon monoxide alarms, fire extinguishers, sleeping units (bedrooms) and fire exits;
 - (f) A parking plan which meets the parking requirements of the Zoning Bylaw; and,

Must further produce any such documentation and information to the Chief Building Official at the request of that Official.

6.24 A Short-term Rental Accommodation Operator must:

- (a) Provide, post or display their Licence number in a conspicuous place in any listing, medium or material used for Short-Term Rental Accommodation Marketing;
- (b) Provide an emergency contact name and contact number to all guests, and have the contact information conspicuously displayed in the Short-term Rental Accommodation unit at all times while the unit is in operation;
- (c) Have the contact information for District of Squamish Bylaw Enforcement, emergency 911, and non-emergency contact information for the Squamish RCMP and Squamish Fire Rescue conspicuously displayed in the Short-term Rental Accommodation unit at all times while the unit is in operation;
- (d) Ensure that:
 - (i) the emergency contact person is available for contact 24 hours a day during periods when the Short-term Rental Accommodation unit is rented;
 - (ii) the emergency contact person attends the Short-term Rental Accommodation unit within 3 hours of being contacted by a guest or the District during periods when the Short-term Rental Accommodation unit is rented;
 - (iii) any complaint about the operation is resolved within 24 hours of being contacted by the District;
 - (iv) if the Short-term Rental Accommodation Operator is absent overnight from the principal residence at a time when the unit is rented, an individual is appointed and able to fulfill the obligations of the Short-term Rental Accommodation Operator during that time;
- (e) Post or display a fire safety plan of the Short-term Rental Accommodation unit, identifying the location of smoke alarms, carbon monoxide alarms, fire extinguishers, sleeping units (bedrooms) and fire exits, by all exits;
- (f) Install smoke alarms on each floor and in each sleeping unit of the Short-term Rental Accommodation unit;
- (g) Install an accessible fire extinguisher on each floor of the Short-term Rental Accommodation unit;
- (h) Install carbon monoxide detectors on each floor of the Short-term Rental Accommodation unit if it contains gas appliances;

- (i) Maintain in working order, annually inspect and test all smoke alarms, fire extinguishers and carbon monoxide detectors in the Short-term Rental Accommodation unit, and keep a written record of such inspections and tests;
- (j) Provide to the Chief Building Official upon request:
 - (i) installation, inspection, testing, and maintenance records related to safety or Licence conditions of the Short-term Rental Accommodation unit;
 - (ii) documentation indicating the number of days that the dwelling unit, or bedroom or bedrooms in a dwelling unit, was used as a Short-term Rental Accommodation; and,
 - (iii) any other documentation that the Chief Building Official deems necessary to demonstrate compliance with this Bylaw.

(c) Severability

A decision by a court that any part of this Bylaw is illegal, void, or unenforceable severs that part from this Bylaw, and is not to affect the balance of this Bylaw.

READ A FIRST, SECOND and THIRD TIME this 21 day of July, 2020.

ADOPTED this 17 day of November, 2020.



Karen Elliott, Mayor



Robin Arthurs, Corporate Officer