

# SHORT-TERM RENTAL



# REVIEW

Phase 3 | Preferred Option Selection

June 11 2019



SQUAMISH

HARDWIRED *for* ADVENTURE

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# INTRODUCTION

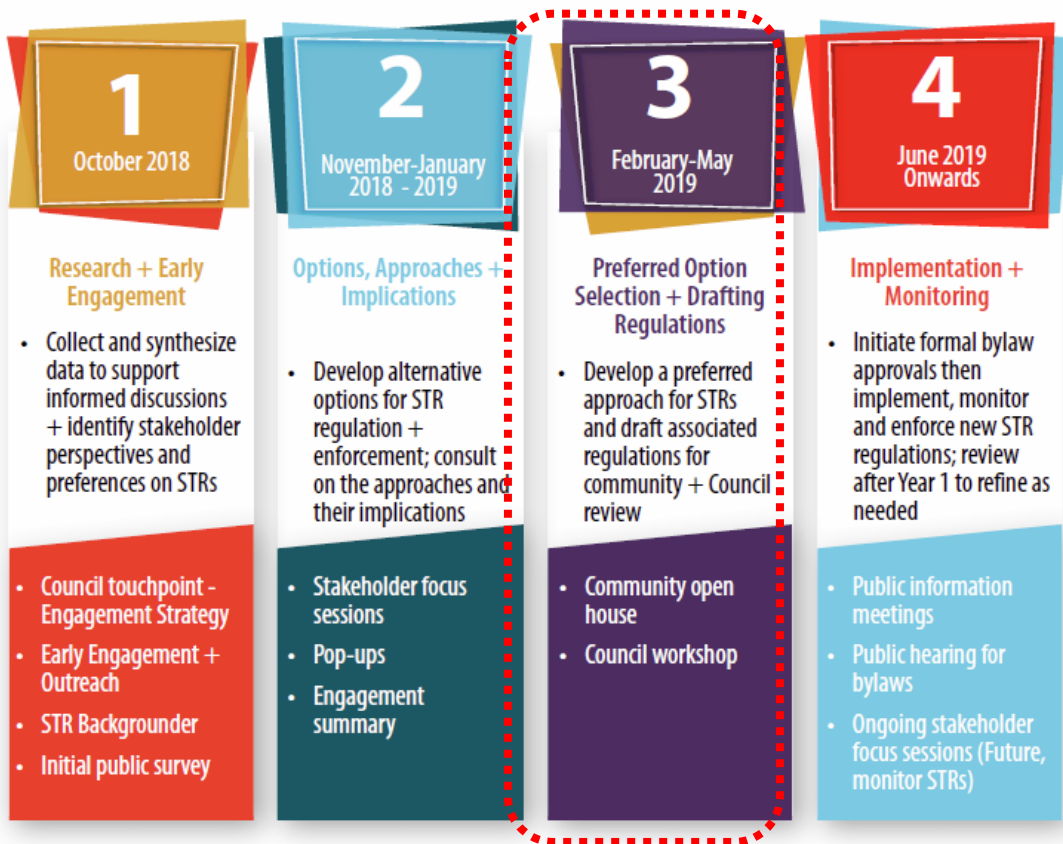
## Project Overview

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The District of Squamish is reviewing and developing options for short-term rentals (STRs) which include rentals listed on Airbnb, VRBO and other similar platforms.

In Phase 1, early engagement solicited community input on perspectives and preferences for short-term rentals. In Phase 2 the District developed and assessed alternative regulatory options, and consulted key stakeholders and the public to solicit feedback on the options. Now, for Phase 3, the District will select a preferred option and draft amendment bylaws to establish a regulatory framework for the preferred option.

## PROJECT STAGES + ONGOING ENGAGEMENT OPPORTUNITIES



## Key Findings from Phase 1

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The key finding from the Phase 1 STR Survey was that the District should regulate STRs in some manner and take a balanced approach with a moderate level of STR regulations. This finding was foundational in the development of three alternative options for Phase 2. The options were positioned within the middle area of the STR regulatory spectrum to avoid both of the far ends of this spectrum (full prohibition, or permissive approach). A full summary of Phase 1 inputs is available in the [Phase 1 Engagement Summary](#) document.

## WHAT WE LEARNED IN PHASE 2

### Insights from Phase 2 Engagement

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As with the Phase 1 engagement findings, perspectives on the regulation of STRs varied widely, although overarching sentiments were also consistent with the Phase 1 findings, in that there was general support that the District should regulate STRs in some manner, and a common understanding around the rationale for regulation and management of STRs.

The more permissive approaches (Option A or Option B) were preferred by the majority of those engaged, as well as a desire to see flexibility built into the regulations, for example, allowing secondary suites and coach houses to be rented short-term. There was a general consensus that business licence and safety requirements as proposed are reasonable.

As in Phase 1, concerns around neighbourhood liveability aspects, particularly parking, were frequently voiced. Nuisance/noise issues, pressures on shared resources, and safety were also topics often raised. Lack of enforcement and ability to enforce future rules frequently came up in focus group discussions.

Along with a priority placed on neighbourhood livability, the need to address the community's housing issues was raised frequently. That said, many of those engaged commented that affordable housing is a much larger issue that won't be solved through limiting or restricting STRs. Many participants from the STR Hosts/Operators focus group expressed a strong desire to maintain housing flexibility (ability to maintain suites/rooms for family/friends) and to utilize their housing to earn supplemental income to offset the high cost of living/housing in Squamish. Values were also expressed for supporting the local economy and recognition that tourism supports visitor spending.

## PHASE 3 – PREFERRED OPTION SELECTION

Phase 3 involves the selection of a preferred option to move forward with the drafting and implementation of a regulatory framework. Further consultation with key stakeholders and the community will follow once a framework is drafted. The following sections outline the goals of the project, key considerations and decision criteria, strategic analysis and learnings from other jurisdictions as inputs to synthesize and select a preferred option.

### Goals

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The District’s goals for short-term rental regulation are to:

1. **Protect the long-term rental housing supply for Squamish residents;**
2. **Support residents’ diverse housing needs and options;**
3. **Manage STRs impacts on neighbourhood livability;**
4. **Establish a balanced and fair approach to regulation and enforcement; and,**
5. **Support tourism and ensure authorized visitor accommodations meet all required health and safety standards.**

These goals are informed by overarching community goals and objectives (Squamish2040 OCP), the District’s Affordable Housing Program policy objectives, as well as public feedback solicited through Phase 1 engagement activities. While the District has reviewed STR efforts and best practices in other jurisdictions, it is understood that there is no ‘one size fits all’ regulatory approach. With this in mind, the District has set an intention to work with the community to determine the best fit / regulatory approach for Squamish – one that advances the above goals and meets the criteria outlined below.

Due to the dynamic nature of the community, anticipated growth, as well as external influences on the local housing market, the District will need to closely monitor and revisit STR regulations over time. Overall adaptability is therefore another important consideration in the selection of a preferred approach—e.g. the ability to easily refine or adapt the regulatory approach to address potential shifts in the STR and/or housing market, or to manage unintended or undesired consequences.

### Key Considerations + Criteria

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In selecting a preferred regulatory option for Squamish, the following criteria identifies important considerations for a comparative review of the options.

- **Effect on Long-term Rental Supply.** Is the approach anticipated to have meaningful/measurable impact on rental housing availability or the rental vacancy rate (in alignment with community housing goals and objectives)?
- **Neighbourhood Impacts.** Is the approach anticipated to result in or exacerbate negative impacts on the livability of residential neighbourhoods (nuisance, noise, traffic, parking issues, safety/security, transient activity, and shifts in character/feel)?
- **Compliance + Enforcement.** Is the approach easy to understand and to what degree would it inspire voluntary compliance? Is the approach easily and effectively enforced; does it require a low/med/or high level of municipal resourcing for

administrative oversight and ongoing management? Do the alternative approaches and regulatory tools represent best practices that have they proven effective in other jurisdictions/communities?

- **Regulatory Fairness.** Does the approach treat accommodation providers fairly to create a ‘level playing field’ (taxation, business licensing)?

## Strategic Analysis

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### **Squamish STR Market Summary**

The following sections summarize recent information about STR activity in Squamish. The data comes from Host Compliance LLC, a third party monitoring platform that the District has contracted to provided local STR data since October 2017.

### ***STR Rental Market in Squamish***

The number of STR properties in Squamish continues to grow, from approximately 380 in May of 2018 to approximately 500 for May 2019, as shown in Figure 1 below.

Listings / Week

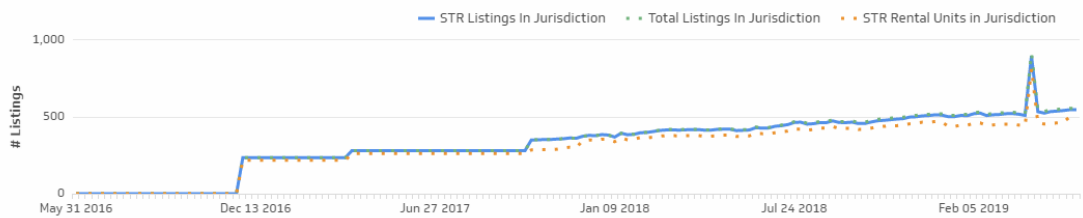


Figure 1: The number of STR listings and rental units in Squamish has grown over time.

### ***Number of Units***

As of May 2019, there was 547 STR listings and 503 STR properties within the District of Squamish. The number of listings/properties changes frequently as new listings are added and others are removed. 83% of listings are single family listings and 14% are multifamily listings. 80% of listings are entire home listings (the visitor/guest has full use of the unit during the stay and does not share the space with the operator/host) and 20% are partial or shared home listings, as shown in Figure 2 below.

Listing Types

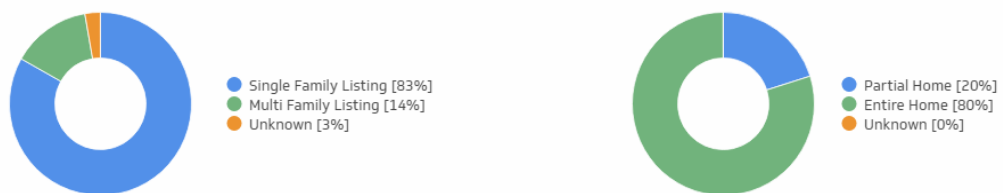


Figure 2: Proportion of single family vs. multi-family listings (left) and proportion of entire home listings vs. partial home listings (right).

### **Number of STRs rented for more than 60 days**

Host compliance data estimates that 47% of entire unit listings are rented on a nightly basis for fewer than 60 days a year; conversely, 53% of entire unit listings are rented nightly for more than two months a year, as highlighted in Figure 3 below. While it is not known how each listing is used when it is not being rented short-term, it may be reasonable to assume that many of the listings with high rental frequencies are not someone’s principal residence.

Est. Annual Nights Rented - Entire Unit

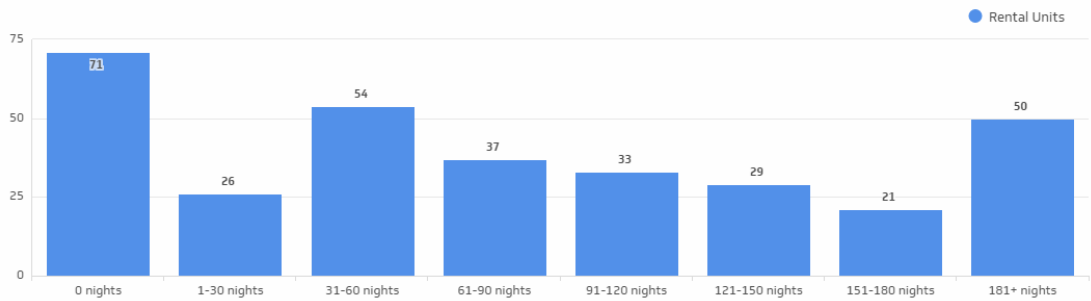


Figure 3: Estimate of the number of nights rented per year, for active entire unit listings.

### **Local Impacts of STRs**

Although scholarly analysis on the impacts of short-term rentals on communities are beginning to be published, there is still a lack of information on impacts, particularly as they may apply to communities similar to Squamish (based on local population, housing market, economic drivers, etc.); much of the research is from large cities such as New York and Los Angeles. With the information available, staff have investigated the perceived local impacts.

#### **Rental Housing Impacts**

Other municipalities have attempted to quantify the number of entire unit STR listings that might be available for long term rental instead. To do so, they identified entire unit listings that were rented so frequently that they were unlikely to be someone’s principal residence. This analysis is based on the assumption that many entire units that are not a principal residence could be rented long term if STR was not permitted.

Survey feedback has frequently contradicted this assumption, with many community members and STR operators saying they would not rent their unit to a long term tenant even if STR was not permitted (various reasons were cited, including wanting to have the unit be available for family and friends, as well as concern around current tenancy laws in BC that are perceived to heavily favour tenants over landlords).

Staff reproduced this assessment for Squamish using the same approach, with a conservative assumption that entire units rented more than 90 days were not a principal residence, and less conservative assumption that entire units rented more than 60 days were not a principal residence.

According to Host Compliance, there were 322 unique, active, entire unit listing in Squamish in May 2019. Using Host Compliance’s estimate of the annual nights rented for entire unit listings, under the conservative scenario, 133 STR units are rented for more than 90 days a year, and, under the less conservative scenario, 171 STR units are rented for more than 60 days a year; see Figure 4 below.

Scenario	Host Compliance Entire Unit List >X days per year	Host Compliance Unique, Active, Entire Unit Listings	% from Host Compliance	STR Units that could be available for Long-term Rental
<b>Less Conservative</b>	X = 60	322	53%	171
<b>Conservative</b>	X = 90	322	41%	133

Figure 4: Scenarios for frequently rented entire unit STRs.

As discussed above, it is unlikely that some of these entire units would go into the long term rental pool if the regulatory framework restricted these units from STR; however, even if a portion of these units were rented long term instead of short term, it would have a positive impact on Squamish’s 0.3% rental vacancy rate (as of October 2018, according to CMHC data).

Staff conducted a review to attempt to determine if secondary suites and coach houses are being rented short-term. Building permits issued for suites and accessory dwellings in 2017 were cross checked against active STR listings through a desktop information review. Of the 48 suites and accessory dwellings that were cross checked, 3 were confirmed as being STRs and another 10 were potential STRs but staff were unable to confirm with certainty. The review indicates that some suites and laneway houses that received building permit and DCC exemptions from the District are being rented short term.

Also, survey responses from self-identified STR hosts identified short-term rental of suites (almost 20% of 100 STR hosts) and this was anecdotally affirmed during the STR hosts focus group session. Staff also did a search of Airbnb listings using the following filters: entire place + tiny house/guesthouse/guest suite, with a minimum of 1 bedroom, 1 bathroom and a kitchen, and found 83 listings that met this criteria. There were 94 listings for entire place + guest suite with no other filters applied.

***Tourism Impacts***

The tourism sector is a critical component of Squamish’s economy, and the availability and type of visitor accommodation impacts the sector. There are 519 commercial accommodation rooms (hotel, motel, hostel, and resort) in Squamish (from September 2017 Tourism Squamish data). In 2018, the average occupancy rate was 69% for the year, although this jumps up to 82% during the summer season (peaking at 87% in August 2018). It is unknown what the occupancy rates or booking rates are for short-term rentals, but it could be reasoned that, at least during peak summer periods when there may be less than 70 rooms available across commercial accommodations, short-term rentals could accommodate visitors that may not be able to find commercial accommodation to rent in Squamish.

Additionally, short-term rental of rooms and units for visitor accommodation is a viable way to increase accommodation supply during event-related visitor peaks, such as local festivals or sporting events (Loggers Sports, Constellation Festival, etc.).



**Local Economic Benefits**

Frequently mentioned in the Phase 1 STR survey and in the 2019 focus groups and feedback forms submitted, short-term rental hosts and proponents highlight the economic benefits of local short-term rentals drawing visitors to Squamish. Moreover, the income that local residents receive from short-term renting part or all of their dwelling unit allows residents to prosper and make ends meet in an expensive place to live. There is no quantitative information available on the impact of STR on Squamish’s local economy. Host Compliance does provide an estimate on the amount of revenue generated per year, as highlighted in Figure 5 to the right.

Est. Revenue/Yr

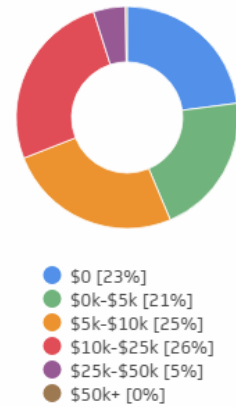


Figure 5: Estimated STR revenue per year.

**Nuisance and Safety Impacts**

STRs in residential neighbourhoods, apartment buildings or townhouse complexes have the potential to generate issues for local residents. Potential negative impacts of STRs mentioned in the Phase 1 survey, Phase 2 feedback, and reported on by other municipalities and cities grappling with regulation of STRs include noise, safety breaches (such as visitors gaining access to secure parking and storage areas in strata developments), and pressure on shared resources (such as visitor or on-street parking).

Staff reviewed the 15 formal bylaw complaints referencing short-term rentals or Airbnb that have been logged since 2016, summarized in Figure 6 below.

Complaint Type	Frequency
General complaint of STR operating	9
Noise	1
Safety	2
Parking	2

Figure 6: Complaints around STRs, 2016 – Present.

**Learnings from other Jurisdictions**

Through Phases 1 and 2, regulatory best practices and experiences from other jurisdictions have continued to provide key insights as the District weighs the alternative options and the implications of each. Key learnings from other jurisdictions to consider in the selection of a preferred option include the following:

**Pro-active enforcement and adequate resourcing during initial implementation**

STR regulations are challenging to enforce due to the challenges with online platforms and non-compliant operators/hosts. Proactive, effective enforcement is required to achieve high levels of compliance with STR regulations. Most municipalities researched utilize legislated

bylaw and enforcement powers via a clear and consistent enforcement escalation process. Developing a licensing and enforcement system that is easy, fast and inexpensive for operators to comply with will be critical components of a successful regulatory scheme. Defining bylaw violations that are easy to identify and prove, and setting financial penalties for non-compliance that are high enough to encourage voluntary compliance will also be important.

Several municipalities who have recently enacted STR regulations have added additional resources to support implementation of their new regulations. Kelowna hired a new licence and bylaw inspection officer and a new administrative clerk to support licensing (although this was a shared resource to also assist with Kelowna's new cannabis regulatory regime). Tofino also has a full time licence and inspection officer. Some municipalities have also included budget for legal review and prosecution of bylaw offences.

Other municipalities use third party resources (such as Host Compliance) to identify unlicensed STRs, primarily through data scraping and online analysis. These resources can also help with tracking and trend identification.

A strong communication and outreach program directed towards the community will also help with effective implementation and will leverage the District's complaint-driven enforcement process. The District could also consider listing licenced STR locations online to enable residents and staff to immediately identify whether a location has a STR licence.

#### ***Building/Life safety self-inspections and random audit model***

A number of municipal STR licensing regulations require as a condition of business licence, compliance with a building/fire safety checklist and inspection. Some communities are moving to a self-inspection model where the host provides all required documentation for the licence. Squamish Fire Rescue does not have capacity to add a significant new inspection component to their existing workload and would encourage consideration of a self-inspection model based on a safety checklist that an STR host would fill out as part of the business licensing process. Checklist items could include smoke alarms, carbon monoxide alarms, fire extinguisher, fire safety plan, exits, first aid kit, and other items such as BBQ clearance, electrical installations and chimneys. Random audits and compliance inspections could be used to verify that STR units are in compliance.

#### ***Business licensing requirements***

Business licence fees range widely from \$50 to over \$1,000. Some municipalities employ a two-tier fee system with a lower fee for principal residences or shared/partial STR units and a higher fee if the STR unit is not a principal residence. Business licence fees will need to balance cost recovery for licencing and inspections with affordability for operators to ensure there is buy-in to the licensing scheme.

Many municipalities employ various declaration forms to ensure potential STR operators meet necessary requirements and conditions. These forms can be used address neighbourhood liveability issues. Examples include proof of principal residence, proof of ownership or owner consent, owner's authorization (for renters), strata consent, and good neighbour agreements. Frequently employed by other municipalities is the requirement to have a local contact person – someone in the vicinity who can respond to the property during the duration of any STR stay.

If STRs are permitted in the District, signage advertising the rental unit should also be regulated.

Some or all of the costs of administration and enforcement may be recoverable through a combination of business licence revenue and ticketing. Staff estimate that there is potential for upwards of 280 licences to be issued based on the current analysis of Host Compliance data of STRs by listing type and number of nights rented per year, as outlined in figure 7, but this estimate will likely be lower due to the secondary suite restriction.

<b>Approx. total number of Unique STR Units</b>	<b>Max number of partial or shared units (20%)</b>	<b>Max number of entire units (80%)</b>	<b>Max number of active, entire unit listings</b>	<b>% from Host Compliance Entire Unit List &lt;60 days per year</b>	<b>Entire Units that are likely principal residences</b>	<b>Total number of units that may be licenced under Option C</b>
500	100	400	322	47%	151 to 188	251 to 288

Figure 7: Estimate of number of current STR units that could be licenced under Option C.

Demonstration or proof of principal residence is typically provided through the following:

- **Control of the dwelling unit** provided through a copy of title or tax assessment for owners, or a signed tenancy agreement for renters.
- **Proof of regular personal business** at the address of the STR provided through a piece of valid government ID with photo showing the same address, and a recent utility bill or piece of government correspondence (tax notice, MSP invoice, etc.).

### Additional Information for Phase 3

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To support the selection of a preferred regulatory option, the [Phase 2 Alternative Options Report](#) presented additional information on the following topics:

- Municipal Legislated Authority for STR Regulation
- Squamish Visitor Accommodation Needs
- Multi-family developments and Stratas
- Existing Bed and Breakfast Accommodations
- Commercial operators/professional property managers
- Existing Parking Requirements
- STR Operational Requirements
- STR Taxation and use of MRDT Revenue
- Existing area-specific STRs at the Oceanfront

Further to this background information, the following items have been identified for expanded consideration and review in developing the Squamish STR regulatory framework:

## Multi-Unit/Strata Approvals and Insurance Coverage

For any future STR licensing for a stratified multi-unit building, the District would first require Strata approval, likely using a Strata Declaration form, as some municipalities have done through their STR licensing. In addition, the District can investigate incorporation of necessary disclaimers respecting insurance coverage for short-term rental use of property.

Per the *Strata Property Act*, BC Strata Corporations must obtain and maintain liability insurance to insure the strata corporation against liability for property damage and bodily injury. The insurance must be of at least the amount required in the regulations. The strata corporation's property insurance is for common property, common assets, buildings shown on the strata plan and fixtures built or installed on a strata lot if built or installed by the owner developer as part of the original construction of the strata lot. Insurance for the strata corporation is not the same as strata homeowner or tenant insurance, and strata owners and tenants are strongly encouraged to purchase insurance to cover their needs (personal property, personal liability etc). Strata owner hosts should also be advised to consider insurance coverage needs such as for a home-based business or if the unit is to be occupied by a tenant or left vacant for periods of time. If an insurance claim for a strata corporation originates in an owner's unit then the strata corporation can sue the strata lot owner for the deductible. Recent court cases have determined that responsibility for an insurance claim does not mean that the strata owner must be negligent, careless or legally liable (i.e. at fault) in order to be responsible for paying the corporation's deductible.

Source: <https://www2.gov.bc.ca/gov/content/housing-tenancy/strata-housing/operating-a-strata/finances-and-insurance/insurance>

While STR rental platform companies such as Airbnb provide a \$1Million 'Host Guarantee' for property damage protection, it may not cover personal injury and property damage claims from third parties, nor damage to shared or common areas of a multi-unit/shared strata building that are not part of the listing itself. For certainty Airbnb states its '[Host Guarantee](#)' is not an insurance policy, and Airbnb strongly encourages the purchase of insurance that will cover the host property for losses caused by guests in the event the loss is not within the terms of its Host Guarantee.

# B.C. Community Scan :: STR Regulations + Approaches

This table presents a community scan of short-term rental approaches and their key regulatory components for select BC communities. It is not a comprehensive list, but assists with comparing and contrasting different community approaches.

Regulatory Approach					Business Licensing (B/L) Requirements			Monitoring, Enforcement / Resourcing Details
Tenure / Residency	Unit Type(s)	Caps (Guest/Night / Licenses)	Use / Zoning	Parking	Fee, Declarations	Plans / Inspections	Guidelines / Agreements / Other	
<b>CITY OF VANCOUVER (Approach closest to Squamish Phase 2 Option C)</b>								
<b>Principal residence only.</b> Defined as where you live more than 180 days, receive mail, and address for government records MSP, income tax. *Businesses, societies, and commercial operations are ineligible.	Entire home, or a room within that home. *Must be legal dwelling unit (issued occupancy; and meets zoning, building and fire regs) Strata approval for condos and apartments. <i>Suites allowed, if principal residence, and with owners' permission.</i>	1 unit/ licence 1 booking/ unit	Permitted throughout the city where residential use is allowed.	Per residential parking requirements for dwelling. Must follow street parking rules.	B/L required: Fee \$51 B/L # display on online listings - Advertising and booking. Operators required to renew annually (+\$40 for late renewals).	Requires building and fire safety plan. Operators must provide records of inspections and maintenance.	Good neighbour guidance; references noise bylaw.	-System of audits and inspections -Online Platform Data and Ad tracking -Offence for "marketing" without B/L -Tickets -Fines up to \$1000 per offence -Legal review and prosecution -In first 6 months of introducing STR regulations, City enforcement included issuance of 200 violation tickets, and legal action against 142 properties. As of March 2019 the City had 4720 active listings, 2628 licensed STRs, 2014 open case files, and 820 properties under enforcement.
<b>VICTORIA (Approach closest to Squamish Phase 2 Option C)</b>								
<b>Principal residence requirement.</b> Documentation of primary residency, as well as Owner and/or Strata Consent Forms.	Whole home only while owner is away, otherwise max of two bedrooms in home with shared kitchen and living spaces. Suites only if principal residence, with owners permission.	If shared, 2 bdrms max	Permitted as home occupation in SF dwellings.		Fee \$150 for principal residence \$1,500 for other types of transient accommodation. Must display B/L# on online listings		Good neighbour requirements. Designation of 'responsible person' by operator as primary contact with access to premises and available within 2 hours of request.	-Fines of \$100 -\$10,000 per offence or day

Regulatory Approach					Business Licensing (B/L) Requirements			Monitoring, Enforcement / Resourcing Details
Tenure / Residency	Unit Type(s)	Caps (Guest/Night / Licenses)	Use / Zoning	Parking	Fee, Declarations	Plans / Inspections	Guidelines / Agreements / Other	
<b>RESORT MUNICIPALITY OF WHISTLER (Approach more restrictive than any of Squamish Phase 2 Options)</b>								
<p>Most residentially zoned properties (e.g. RS, RM, RR, RSE zones) <b>do not permit</b> tourist accommodation use (e.g. nightly rentals) of any length of time including 30 days or longer.</p> <p>Apartments, auxiliary dwelling units as well as detached, duplex and townhouse dwellings contain the defined term “residential” within their definitions, which specifically excludes any temporary accommodations and further restricts their use as a fixed place of living to which a person intends to return when absent.</p>	<p>Some properties zoned to permit tourist accommodation have rental pool covenants that allow for STRs.</p> <p><i>Phase 1 covenants</i> maximize occupancy of properties for use by owners and visitors (when not in owner use, the units be made available to the public through a rental pool). <i>Phase 2 covenants</i> require all units must be available for commercial rental to the public at all times, except for limited owner use. Owners allotment for personal use is limited to 28 days summer / 28 days winter</p>	<p>-By Zoning -Prohibit nightly rentals in residential areas (i.e. properties not zoned for temporary lodging or temporary accommodation).</p>	Per zoning and parking bylaw.	Yes -\$165				<p>Yes, active -Fines (\$1,000/infraction) -Offence for marketing and advertising</p>

Regulatory Approach					Business Licensing (B/L) Requirements			Monitoring, Enforcement / Resourcing Details
Tenure / Residency	Unit Type(s)	Caps (Guest/Night / Licenses)	Use / Zoning	Parking	Fee, Declarations	Plans / Inspections	Guidelines / Agreements / Other	
<b>NELSON (Approach closest to Squamish Phase 2 Option A, with Caps)</b>								
	Allowed in whole home if sole dwelling on property; or Guest suite (must be legal, conforming secondary suite). Laneway homes built since June 2018 are not eligible for short term rental.	Guest Home rental limit of 182 days/year. Licence cap(#): -annual -seasonal (4months: dwelling unit must be occupied more than 50% of year by owner or tenants) -31 day licences (max 2 per year per individual) Cap on # of licences per block (3)	Residential Zones	Yes	Yes -no deposit (removed this requirement recently) -range from \$80 up to \$1,560	-Site inspections; checklist. Finalized Building Permit/Occupancy.	Designation of local contact(s) available to respond within 15 minutes, 24 hours a day during the duration of any guest stay, who live within 30 kilometres of the property, and who do not act as the local contact person for more than two short-term rentals	-fines of \$500 per day -Complaint basis
<b>TOFINO (Approach closest to Squamish Phase 2 Option B)</b>								
-In primary residence or accessory residence -Must have primary or permanent resident onsite -one per property	Secondary Suite, Caretaker Cottage or in principal Dwelling  Must have a residential use, occupied by a Permanent Resident, occurring in a dwelling unit on the lot other than the dwelling unit in which the Short Term Rental use is occurring"	Cap on # of bedrooms (3) Cap on # of guests (6)	Permitted in specific residential zones	Yes	Fee: \$450 including first sleeping unit + \$150 for each additional sleeping unit -B/L # display on online listings			-pro-active approach -use host compliance -Full time B/L Inspection Officer -ticketing -adjudication notices - Consideration of suspending business licenses. - Issuing fines to businesses operating unlawfully. - Issuing fines to agencies facilitating unlawful rentals. - Prosecution of bylaw offences in BC Supreme Court and Adjudication.

Regulatory Approach					Business Licensing (B/L) Requirements			Monitoring, Enforcement / Resourcing Details
Tenure / Residency	Unit Type(s)	Caps (Guest/Night / Licenses)	Use / Zoning	Parking	Fee, Declarations	Plans / Inspections	Guidelines / Agreements / Other	
<b>PEMBERTON (Approach closest to Squamish Phase 2 Option B)</b>								
STR permitted in zones that traditionally permitted bed and breakfast (not in multi-family) -permitted in a principal residence or secondary suite/carriage house but not both (1 per property)	Single-detached dwellings (no duplex or multi-family), Secondary suites Carriage houses  - Separate definitions and treatments for STR vs. traditional BnBs	Max 6 guests Max 3 bedrooms	In most single family residential zones	1 space per bedroom in addition to residential parking requirement	Fee: \$300	-Parking plan	-Good neighbour agreement (noise, parking, local contact) -confirmation of ownership -proof of principal residence	No info online.
<b>SECHLT (Approach closest to Squamish Phase 2 Option A)</b>								
Can be any tenure or residency (non-resident, investment permitted)	Limited to single-detached dwellings (no multi-family)	None		“the greater of 1 per sleeping unit or 2” in addition to residential parking requirement	Fee: \$125 - A Local Contact may not be a Local Contact for more than two separate properties unless they are the registered owner of the properties.	-\$1000 deposit required as security against costs incurred as a result of enforcement actions  -Signage advertising rental business is restricted to one unlit sign, 1½' x 2' in size	-Operator must supply District with contact number of person residing in the District (local contact) who must be available to receive / respond to complaints. -contact information is shared with all property owners within 100 m of the STR. -local contact is responsible for meeting STR guests and checking property at start of stay. -business license holder must maintain written record of names of all STR guests	Sechelt planning to do review of their STR regulations in near future.



Regulatory Approach					Business Licensing (B/L) Requirements			Monitoring, Enforcement / Resourcing Details
Tenure / Residency	Unit Type(s)	Caps (Guest/Night / Licenses)	Use / Zoning	Parking	Fee, Declarations	Plans / Inspections	Guidelines / Agreements / Other	
<b>KELOWNA (Approach closest to Squamish Phase 2 Option C)</b>								
STR is limited to principal residence (but select tourist commercial areas will allow if not principal residence) -not allowed in secondary suites or carriage houses	Any unit type except for secondary suites and carriage houses	Cap on # of bedrooms (3)	Yes – permitted in most residential zones if in principal residence. Permitted outright in some tourist commercial zones and close to the hospital.	Minimum 1 space per 2 sleeping units (in addition to the principal dwelling unit parking)	Principal Residence: \$345 Non-principal residence: \$750 -Proof of principal residence status -Proof of ownership OR Owner Consent Form -Strata Consent Form	“Self-evaluation Fire and Safety Attestation Form” -24/7 contact info -Fire and safety evacuation plan -smoke alarms -fire extinguishers -carbon monoxide detectors if gas appliances -bedroom windows open without obstruction	-Good Neighbour Agreement Form Contact information for the designated person responsible for overseeing the unit must also be provided upon application and posted within the STR unit -Maximum 1 booking at a time -Short-term rentals in residential, secondary use zones cannot be licenced with a corporation or society as an operator	-From Feb 25 Council report, estimate \$320,000 annually for B/L and enforcement (approved in budget). B/L fees to support cost recovery. -1 new licence and bylaw inspection officer and 1 new administrative clerk needed to support licensing (approved in budget) (shared resource with cannabis) -Fines up to \$500 per day, per offence -Inspections upon request. City staff may: Audit short term rental licences and all required documentation; Request evidence that supports the information in a licence application; Request records of the short term rental bookings and operation dates; and/or Request records showing fire safety inspections and safety maintenance.