

**SHORT TERM RENTALS**  
IN RURAL BC

# WHAT ARE SHORT TERM RENTALS (STRS)?

- Rental of dwellings for less than 30 consecutive days
- Typically owner does not reside on property (unlike traditional B&Bs)
- Not permitted in most residential zones as a primary use



## NEGATIVE IMPACTS OF STR

- Result in loss of rental/affordable housing
- Loss to/competition with commercial motels/hotels
- Inequitable taxation – Residential vs. Business Class
- Increased neighbourhood disturbance & loss of ‘community’

### RURAL Context:

Can overwhelm existing services and amenities & higher degree of risk e.g. fire, motorized recreation, hunting, etc.

# POSITIVES OF **RURAL STR**

- Increased tourism opportunities where there are no resorts
- Rural economic activity in vacant 2<sup>nd</sup> homes
- Financial benefits to owners & spin-off business

Thompson-Nicola

★4.75(4)

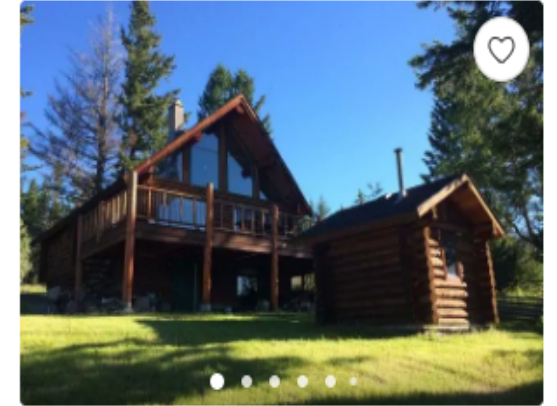
Entire chalet · 4 beds

Lakeside Log Home at Glimpse Lake B.C. Merritt

8 guests · 3 bedrooms · 2 baths

Kitchen · Wifi · Free parking

**\$400 CAD/night**



Merritt

★4.83(13)

Entire cottage · 8 beds

Paradise landing on Nicola lake

11 guests · 4 bedrooms · 4.5 baths

Kitchen · Wifi · Free parking

**\$699 CAD/night**



## CROSS BC CONTEXT

- Surveyed most RDs across BC
- Reviewed RD policy & practice
- Spoke with staff re. STRs



## ¿WHAT DID THEY SAY?

- All had zoning & and allowed traditional B&B and had no issues with these
- All were aware of STR and almost all did not allow in residential zones
- All but 2 acted *only* in response to a complaint about a STR – 2 were *proactive*
- Complaints numbers varied: most <10 to two RDs with almost 100!

¿ **Are STRs a Board concern?** 60% said yes, 30% said no & 10% said some

¿ **What's scale of the issue?** 1 (minor) to 5 (major) almost no one was in the middle



THE BC RURAL CONTEXT IS DIVERSE

## ¿ WHAT ABOUT OTHER REGULATORY TOOLS?

- House Insurance Policies & claims rejected due to STRs

*Adjusters advise that one needs commercial insurance*

- Cap at the level of the online platform to the number of nights

*Believe this may solve urban issues but minimal impact in rural*

- Limiting STR to the operator's primary residence

*50/50 support*



## ¿ BUSINESS LICENCING IN REGIONAL DISTRICTS ?

- 80% support RDs power to regulate via business licences
- Partial because this assists with other zoning regs (e.g. HBB)

**Those that did not support BLs said it would be too onerous and complex to administer and enforce in rural areas.**



Or, like me, have experience with trying to enforce BLs in a municipality!

## STR IMPACT ON HOUSING



- Most RD staff replied that they did not know impact of STRs on the rural housing context
- Hope that their Housing Needs Assessment is answer this
- Often staff housing near resort/ vacation destinations
- Definitely an impact on vacation property values

**The End**