

# Regulation of Short-term Rentals, City of Vancouver

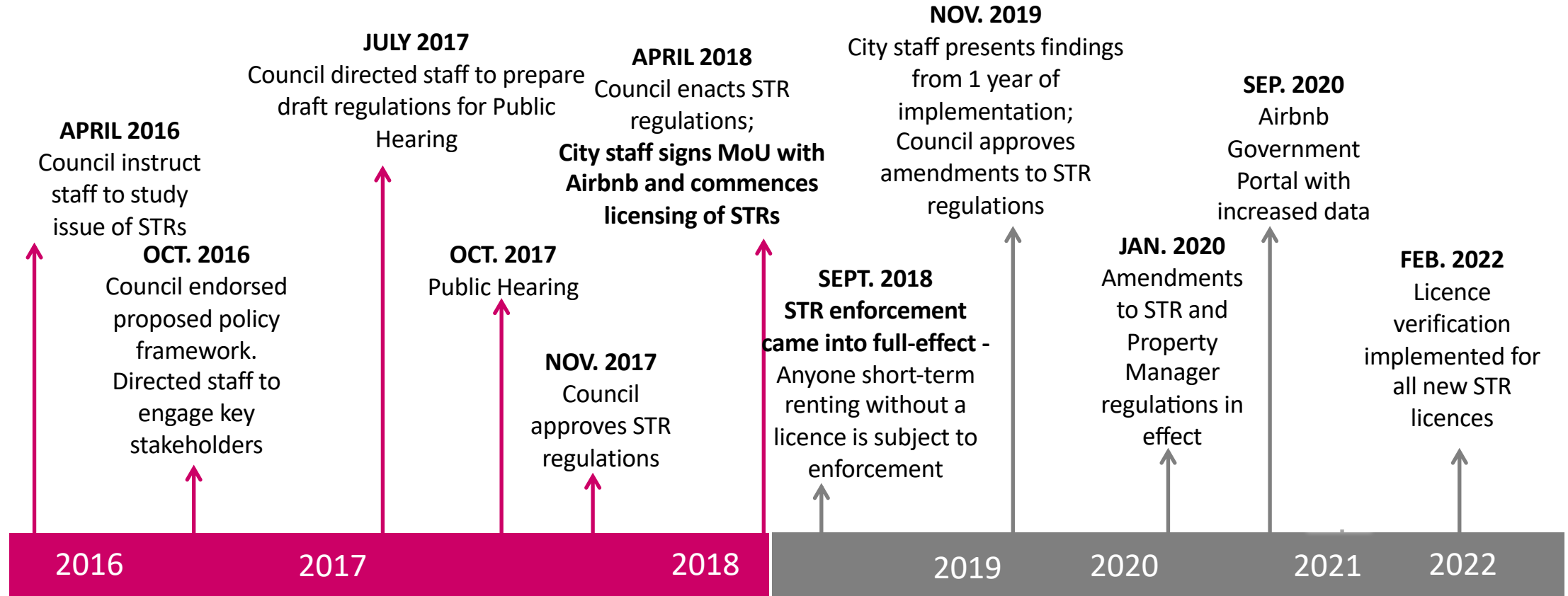
April 5, 2023



# Agenda

- ❑ City of Vancouver Regulatory Framework
- ❑ Compliance Systems
- ❑ Casefile Example
- ❑ Municipal Regulatory Constraints

# How did we get here?

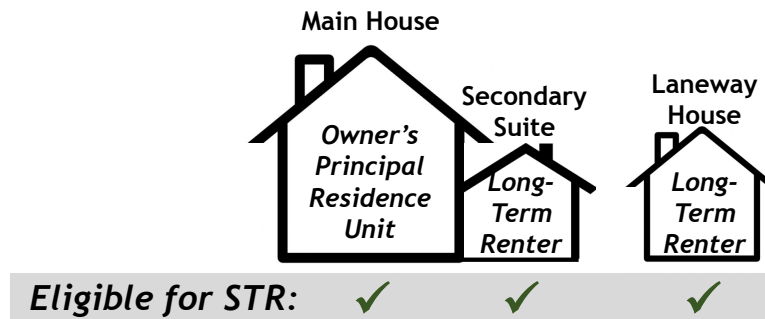
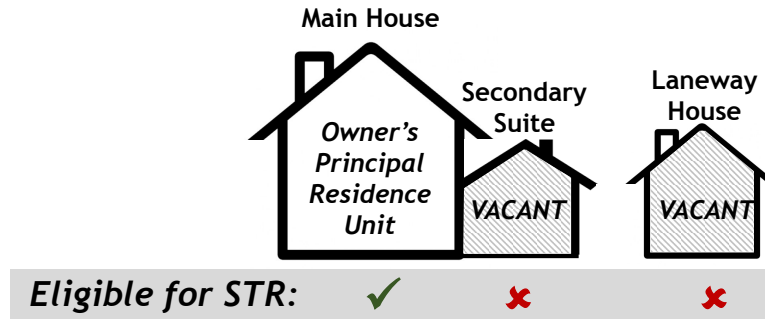


All STRs in Vancouver were illegal

STRs permitted in a principal residence with a business licence

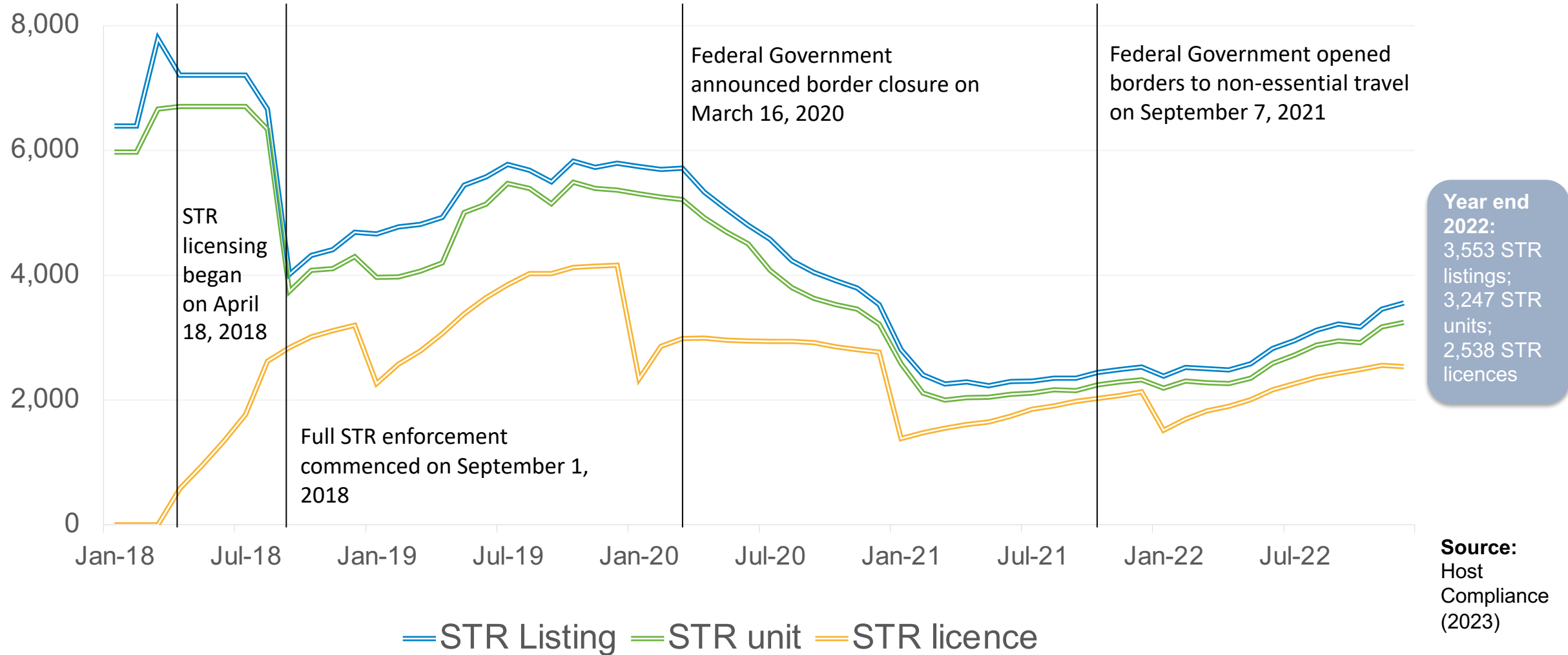
# STR Guiding Principles

1. Protect long-term rental supply
2. Ensure health and safety
3. Encourage neighbourhood fit
4. Enable supplemental income
5. Support the tourism industry
6. Promote regulatory equity
7. Encourage compliance



- ✓ Regulatory approach under business licence authority
- ✓ Only permitted in principal residence
- ✓ Data driven proactive approach to investigations

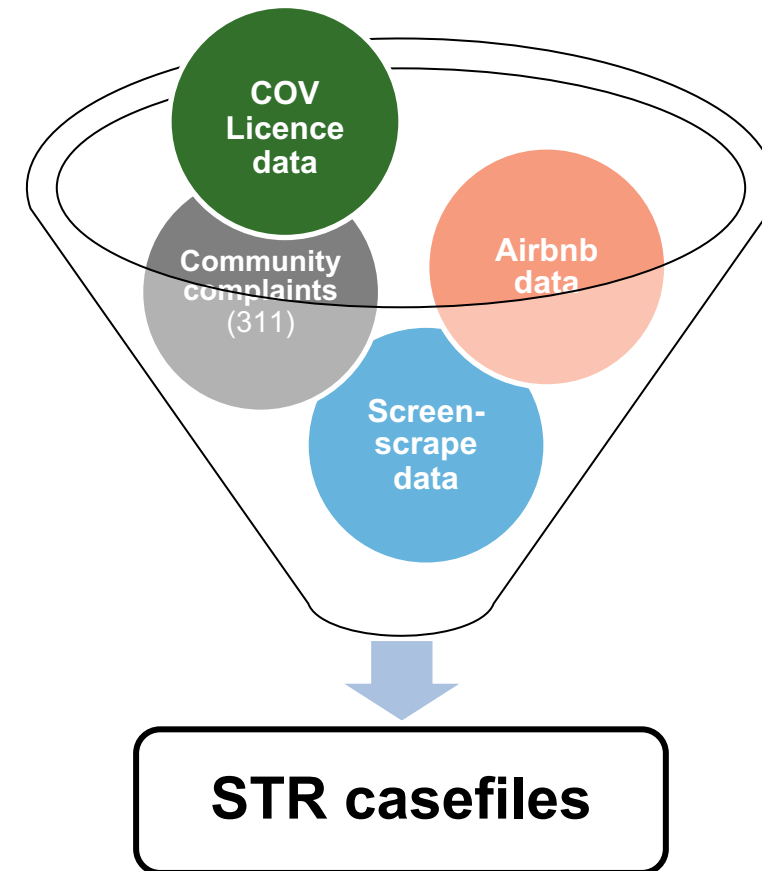
# STR Market in Vancouver (2018 – 2022)



- The City has created a sophisticated tool that automatically scans datasets to identify suspected by-law violations and generate casefiles for City staff to investigate
- Site inspections are used when STR units are suspected to be unsafe and for licence holders identified for audits
- Owners and operators of unlicensed STRs can be subject to Legal Orders, fines of \$1,000 and prosecution in Provincial Court.
- The City will suspend licensed STR operators who have violated the conditions of their licence.

\*\*Property Managers are required to have a BL\*\*

## How are STR by-law violations identified?



# Enforcement Casefile

## 2018

- ❑ Studio condo in downtown core
- ❑ STR listing active with NO business licence
- ❑ Price \$87-\$167/night
- ❑ Operator linked to additional properties/operations

## 2019

- ❑ STR booking by staff required to confirm address and to escalate enforcement
- ❑ October referred to prosecution
- ❑ Continued to market and operate throughout all of 2019

## 2020

- ❑ Listing removed from platforms in March
- ❑ Guilty plea 25.1 (1), By-law 4450 in October 2020. \$3000 fine + cost of staff booking
- ❑ Staff monitor for compliance

8 documented stays  
September –December  
2018

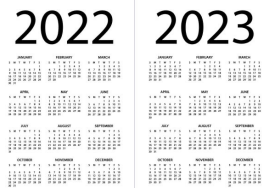
27 documented stays  
January –December  
2019

1 documented stay  
February 2020

# CONSTRAINTS OF MUNICIPAL COMPLIANCE TOOLS

## Lack of authority to compel platforms to comply

Non-compliant operators continue to market with enforcement action and prosecution takes 6+ months



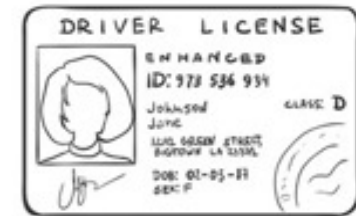
## Address identification of unlicensed multi-unit/condo buildings

Require data from ALL platforms for compliance



## Definition of *Principal Residence*

Variable definitions from licensing to taxation for principal residence





Thank you

