

Overview of the Short-Term Rental Registration and Compliance Framework



Short-Term Rentals in BC

UBCM Clinic
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Ministry of
Housing and
Municipal Affairs

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Overview

- Short-Term Rentals in BC
- Provincial STR Data Portal
- Provincial Office of the STR Registrar
- Provincial Compliance and Enforcement Unit
- Partnerships with Local Governments





WHAT IS CONSIDERED A SHORT-TERM RENTAL?



The **Short-Term Rental Accommodations Act (STRAA)** defines short-term rentals (STR) as accommodation provided to members of the public in exchange for money, for a period of **less than 90 consecutive days**.



If the accommodation is provided for 90 consecutive days or more, it is not considered a short-term rental under the STRAA.

STRs

Regulated and Unregulated



WHAT MUST REGISTER AS A SHORT-TERM RENTAL (STR)?

Understanding Registration Requirements under the *Short-Term Rental Accommodations Act (STRAA)*.



1. PROPERTIES INTENDED FOR LONG-TERM LIVING

An STR is generally considered a property type where someone could live on a long-term basis.



REGISTRATION REQUIRED



2. FISHING & HUNTING LODGES

Fishing and hunting lodges are not required to register under the STRAA.

REGISTRATION NOT REQUIRED



3. BED & BREAKFASTS ARE STRs

Bed and Breakfasts are considered short-term rentals and must be registered.

REGISTRATION REQUIRED



4. ACCOMMODATIONS EXEMPT FROM THE STRAA

The following accommodations are generally exempt from STR registration requirements:



REGISTRATION NOT REQUIRED

QUICK REFERENCE GUIDE

At a glance: does it require registration?



REQUIRED



REQUIRED



NOT REQUIRED



NOT REQUIRED



NOT REQUIRED



NOT REQUIRED



NOT REQUIRED



Office of the Registrar of Short-Term Rentals
Short-Term Rental Accommodations Act (STRAA)



gov.bc.ca/str



Principal Residence (PR) Requirement



PRINCIPAL RESIDENCE (PR) REQUIREMENT



The **PR requirement** means that the host must live at the STR, and it applies in communities with over 10,000 people or are located very close to a larger community where the PR requirement applies.



Communities can **opt-out** of the PR requirement via a local government resolution if the vacancy rate is over 3% for two consecutive years.



Opting out **does not exempt** a community from the STRAA, just the PR requirement.

EXEMPT FROM THE PR REQUIREMENT



Strata-Hotels



Fractional Ownership



Farmland



Mountain Resorts



Resort Municipality Initiative



Regional District Electoral Areas
Except UBC and University Endowment Lands
(that have not opted-in)



Trust Area under the *Islands Trust Act*
(that have not opted-in)



The **PR requirement** helps ensure that short-term rentals contribute to communities as places to live first, while allowing flexibility in areas where there is a demonstrated need.



Local Government Bylaws



Hosts must follow both provincial and local short-term rental rules, including the requirement to register



Some local bylaws may differ from the provincial definition and may have stricter rules for STRs

CHECKLIST

	PROVINCIAL RULES	☒
	LOCAL BYLAWS	☒

BOTH APPLY TO YOUR SHORT-TERM RENTAL



STR PROPERTY

Must comply with both provincial rules and local bylaws.



Provincial STR Registration

Led by the Office of the
Registrar (OSTRR)

Hosts, platforms and
strata-hotel platforms
must register



Office of the Registrar

Adjudicators review applications for provincial STR registration and ensure they are in line with the provincial and local government bylaws before making a statutory decision.



Registration Fees

Platform Fees are **\$600** for minor/medium and **\$5000** for major

Strata-Hotel platforms are **\$600**



PROVINCIAL SHORT-TERM RENTAL REGISTRATION FEES



IF YOU HOST AN STR WHERE YOU LIVE



Examples include:

- A room in your home
- Your home while you are away

ANNUAL REGISTRATION FEE:

\$100

IF YOU HOST AN STR WHERE YOU DO NOT LIVE



Examples include:

- A secondary property
- A suite or laneway home

ANNUAL REGISTRATION FEE:

\$450



REGISTRATION IS VALID FOR ONE YEAR.

Your registration is valid for one year from the date of approval.



ANNUAL RENEWAL IS REQUIRED.

Renew annually to maintain a valid registration.



NO TIME-LIMITED OR EVENT-ONLY REGISTRATION TYPES.

There are no time-limited or event-only registration types.



Advertising STRs

The Act applies to short-term rentals being offered to the public including:



Platforms



**Web listing
forums**



**Classified ads
in newspapers**

- Platforms are where people reserve and pay for the accommodation, which may include, for example, Airbnb, VRBO, or Booking.com
- Offers on other web listing forums, for example, Facebook Marketplace, Kijiji, and Craigslist
- Listings in classified ads in newspapers



Compliance with the Act

Overseen by the
Compliance and
Enforcement Director.

Investigate alleged non-
compliance with STRAA



Provincial STR Data Portal

The Provincial STR Data Portal gives local governments better data and direct enforcement tools to support local short-term rental regulations.



Find Listings

Access monthly STR platform data for listings in your community.



Contact Hosts

View host contact information for compliance and enforcement activities.



Verify Compliance

Compare listings against local business licence records.



Monitor Activity

Access booking history and listing activity over time.

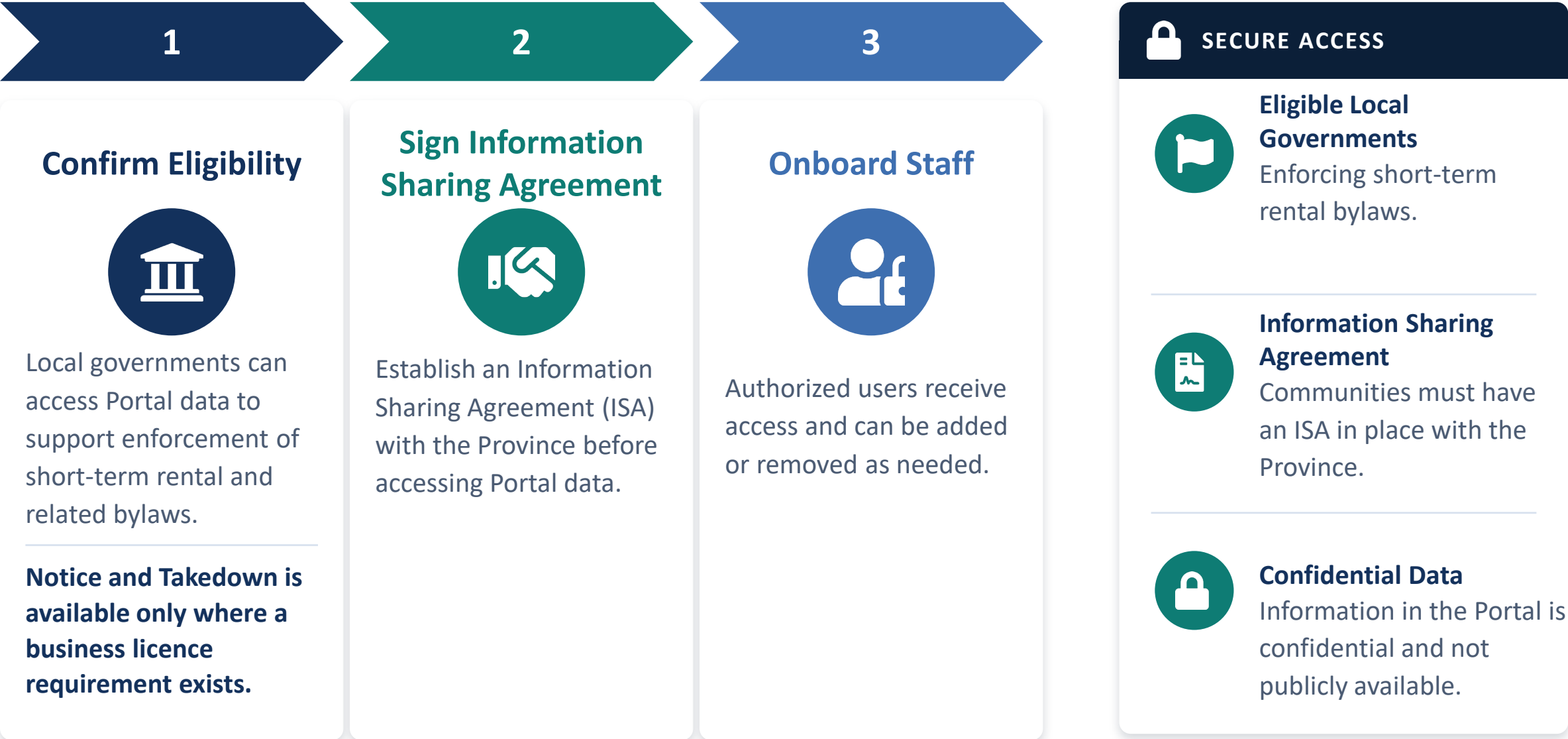


Remove Non-Compliant Listings

Use the Notice and Takedown process when listings do not comply with business licence requirements.



How Local Governments Access the Portal



Tools to Remove Non-Compliant Listings

Two Pathways Depending on What Information You Have

1 Listing Has a Registration Number



Refer to the Provincial Registry

When a provincial registration number is available and the listing is not compliant with a local short-term rental bylaw, refer the property to the Provincial Registry.

2 No Registration Number Available



Use Notice and Takedown in the Portal

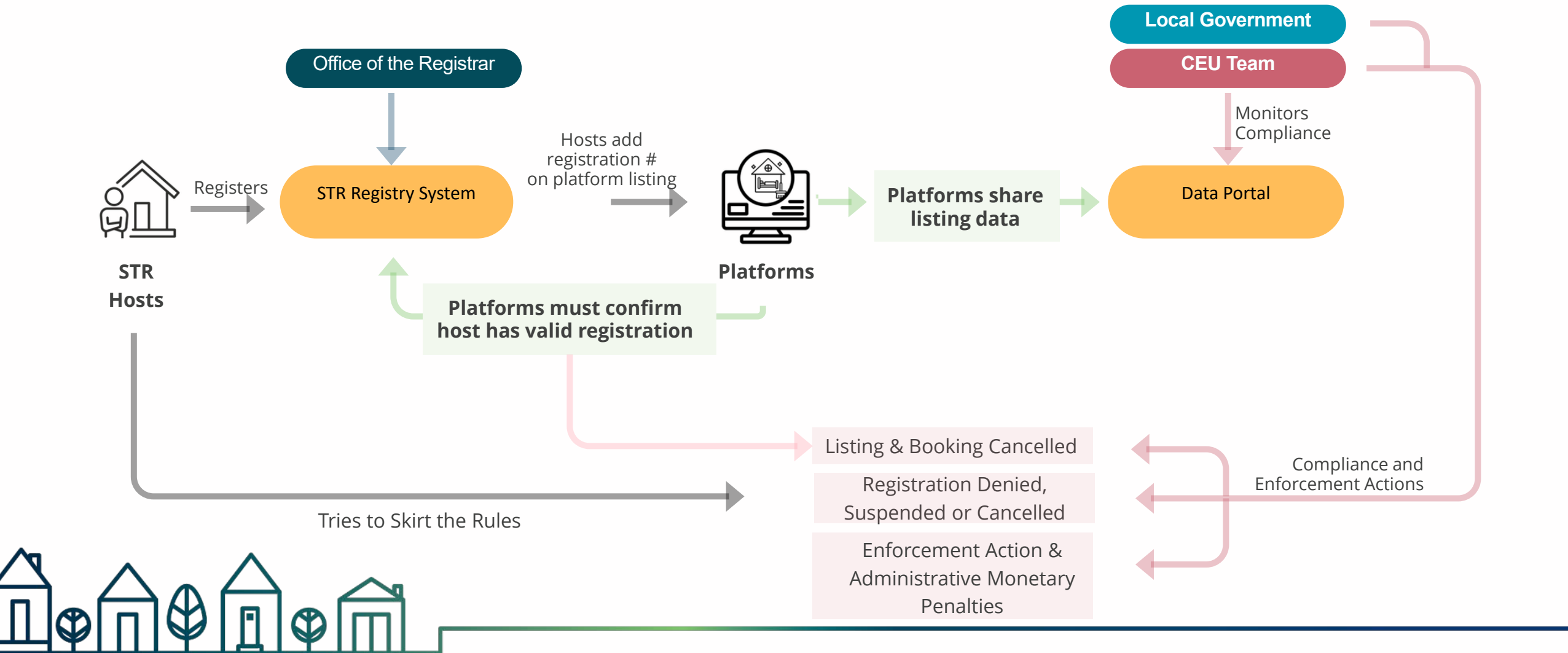
When no registration number can be identified, and the listing is in the Data Portal and does not comply with a business licence requirement, request that the platform remove the listing.



Choose the pathway based on whether a provincial registration number is available



STRB & STRAA in Action



Working with Local Governments: Partnerships

We have developed a strong relationship with many local governments including City of Vancouver, Victoria, Kelowna, Abbotsford, North Vancouver, Kamloops and many more. We want to continue to build those partnerships!

If Local Government staff are interested in connecting with our team(s) please reach out to strbranch@gov.bc.ca.



QUESTIONS





**COMMON
GOOD** UBCM
2026



Vancouver Food Runners

In appreciation of our speakers today and with thanks for your contribution, UBCM has made a donation to the Vancouver Food Runners. Building connections between local businesses, nonprofits, and volunteers to ensure surplus food reaches essential community food programs. Vancouver Food Runners believe in turning surplus food into meaningful change. They believe good food belongs to people, not landfills!