



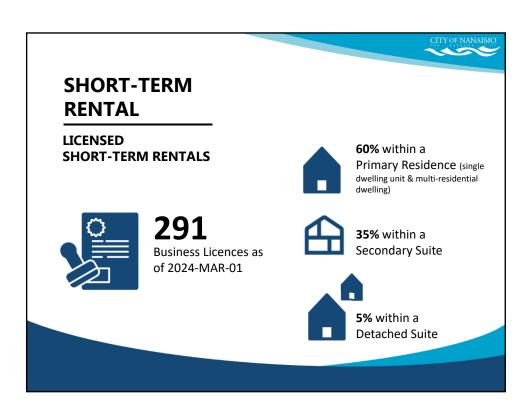


HOUSING NEEDS REPORT 2023



Between 2016 – 2023:

- 40% renters housed in purpose-built rental
- 60% renters housed in secondary rental
- 2023 | 2.6% vacancy rate





UNLICENSED SHORT-TERM RENTALS



- AirDNA data pulled from AirBnB & VRBO
- ~30% compliance rate



SHORT-TERM RENTAL

COMPLAINTS, VIOLATIONS, & **ENFORCEMENT**

62

Short-Term Rental Complaints



67% Unlicensed STRs



2% Too Many Rooms & Guests





>1% Parking & Noise



HOTEL & MOTEL OCCUPANCY RATES

<70% occupancy since 2020





- **2023 | 68.5%**
- **2022 | 65.8%**
- Change of 2.7%

SHORT-TERM RENTAL LEGISLATION

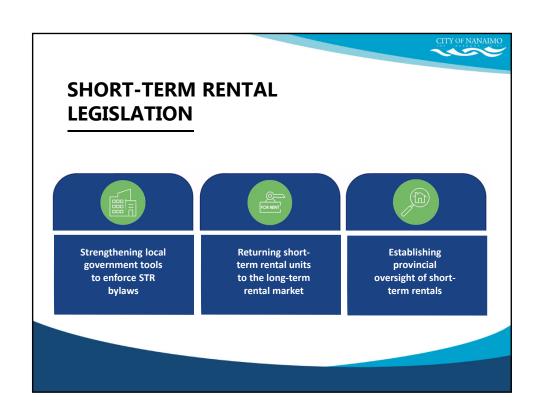
BILL 35

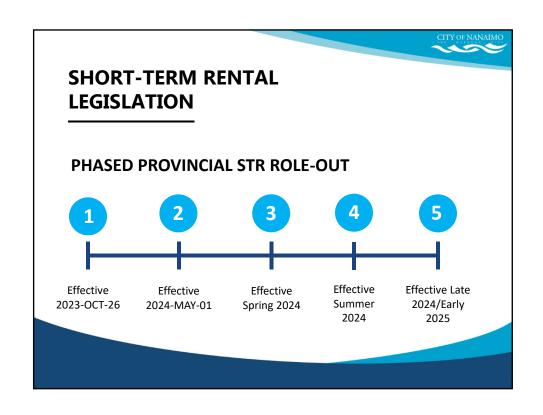
PROVINCIAL RATIONALE

Turn more short-term rentals back into homes for people through three key responses











SHORT-TERM RENTAL LEGISLATION

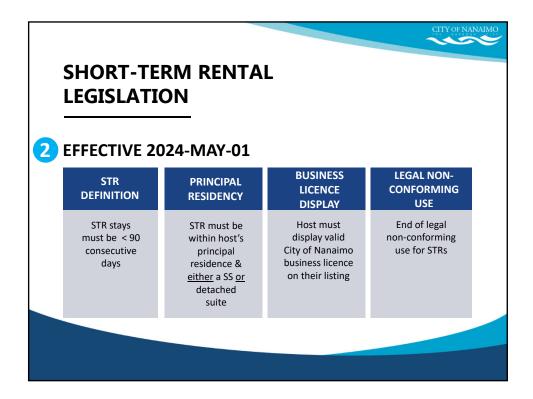
EFFECTIVE 2023-OCT-26



Increased fines and tickets

Municipal ticketing fine maximum increased to \$3,000 (from \$1,000) per infraction, per day.

- No increase in fines to Local Government Bylaw Notice Enforcement Act at this time.
- Nanaimo's maximum fine set at \$250 per infraction, per day.





PROVINCIAL COMPLIANCE & ENFORCEMENT

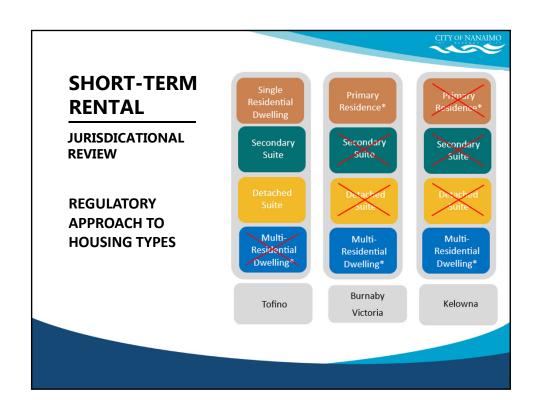
New provincial compliance & enforcement unit that will track compliance, issue orders, & administer penalties for violations.

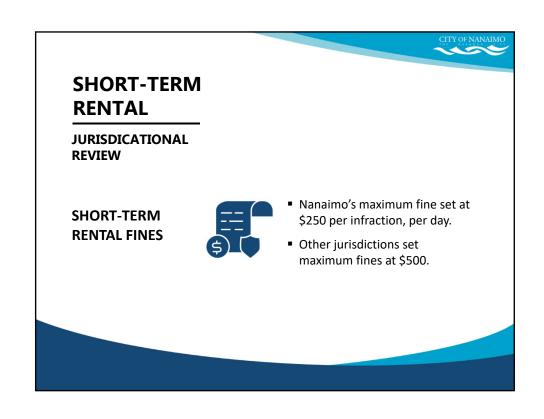
4 EFFECTIVE SUMMER 2024

DATA SHARING

New provincial data sharing system, requiring platforms to submit STR data to the province. Data will be sharing with local governments.









PROPOSED REGULATORY AMENDMENT

- Minor bylaw amendments to Business Licence Bylaw, Bylaw Notice Enforcement Bylaw, and Zoning Bylaw to:
 - increase short-term rental fines to \$500
 - improve compliance and enforcement
- 2. Monitor impacts of new provincial regulatory rollout



SHORT-TERM RENTAL

FUTURE CONSIDERATIONS

- 1) Seeking compliance of STRs currently operating without a business license.
- 2) Further restricting the types of housing units STRs are permitted.

Implications: Need for additional staffing resources, accurate data and tools.



COMMUNICATION STRATEGY

PRINT TOOLS



Handout



Update to Operator's Guide

DIGITAL TOOLS



City website update



E-Notifications



Press Releases



Social Media



PROPOSED REGULATORY AMENDMENT

That the Governance and Priorities Committee recommend that Council direct Staff to **review** the "Business Licence Bylaw 2021 No. 7318", the "Bylaw Notice Enforcement Bylaw 2012 No. 7159", and the "Zoning Bylaw 2022 No. 4500" and **present amendments** to these bylaws to **improve short-term rental compliance and enforcement tools, including increasing the fines from \$250 to \$500 per infraction, per day.**



Short-Term Rental Review

Thank you!