

Short-Term Rental Review

2024-MAR-18

SHORT-TERM RENTAL

PROGRAM OVERVIEW



Business
Licence



Primary Dwelling
Secondary Suite
Detached Suite



Principal
Residency



< 30 Consecutive
Stays, Max Guests, &
Rooms



Residential
Commercial
Mixed Use



1 Off-Street Parking
Stall

SHORT-TERM RENTAL

HOUSING NEEDS REPORT 2023



Between 2016 – 2021:

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

SHORT-TERM RENTAL

LICENSED SHORT-TERM RENTALS



291

Business Licences as
of 2024-MAR-01



60% within a
Primary Residence (single
dwelling unit & multi-residential
dwelling)



35% within a
Secondary Suite



5% within a
Detached Suite

SHORT-TERM RENTAL

UNLICENSED SHORT-TERM RENTALS



980

Active STRs as of
2024-MAR-01 on
AirDNA

- 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

SHORT-TERM RENTAL

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

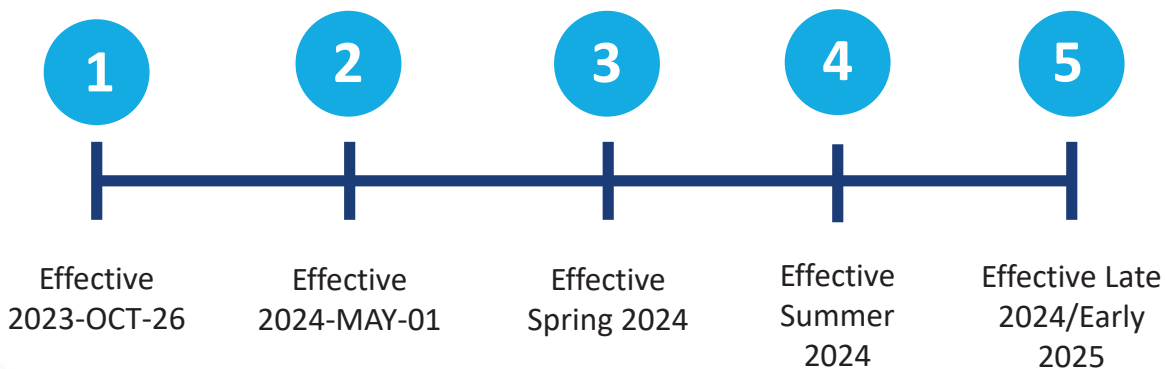


SHORT-TERM RENTAL LEGISLATION



SHORT-TERM RENTAL LEGISLATION

PHASED PROVINCIAL STR ROLE-OUT



SHORT-TERM RENTAL LEGISLATION

EFFECTIVE 2023-OCT-26

1

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.

SHORT-TERM RENTAL LEGISLATION

2 EFFECTIVE 2024-MAY-01

STR DEFINITION	PRINCIPAL RESIDENCY	BUSINESS LICENCE DISPLAY	LEGAL NON- CONFORMING USE
STR stays must be < 90 consecutive days	STR must be within host's principal residence & <u>either</u> a SS <u>or</u> detached suite	Host must display valid City of Nanaimo business licence on their listing	End of legal non-conforming use for STRs

SHORT-TERM RENTAL LEGISLATION

3 EFFECTIVE SPRING 2024

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.

SHORT-TERM RENTAL LEGISLATION

EFFECTIVE LATE 2024/EARLY 2025

5

PROVINCIAL REGISTRY

Hosts and platforms must register with the province & host must display provincial registry # on listing & platform validate # against registry.

PLATFORM ACCOUNTABILITY

Hosting platforms will be accountable for removing listings that are not compliant with provincial & municipal regulations.

SHORT-TERM RENTAL

JURISDICTIONAL REVIEW

REGULATORY APPROACH TO HOUSING TYPES

Single Residential Dwelling	Primary Residence*	Primary Residence*
Secondary Suite	Secondary Suite	Secondary Suite
Detached Suite	Detached Suite	Detached Suite
Multi-Residential Dwelling*	Multi-Residential Dwelling*	Multi-Residential Dwelling*
Tofino	Burnaby Victoria	Kelowna

SHORT-TERM RENTAL

JURISDICTIONAL REVIEW

SHORT-TERM RENTAL FINES



- Nanaimo's maximum fine set at \$250 per infraction, per day.
- Other jurisdictions set maximum fines at \$500.

SHORT-TERM RENTAL

PROPOSED REGULATORY AMENDMENT

1. 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.

SHORT-TERM RENTAL

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 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!