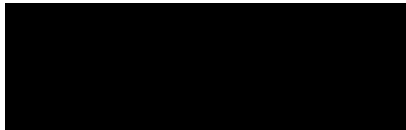


Short-Term Rental

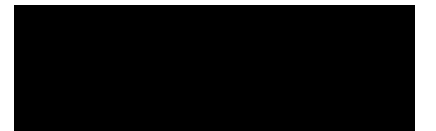
Policy Review

Committee of Council Meeting - June 23, 2021



Agenda

1. Overview of the Short-Term Rental (STR) Policy Review
2. Key Moves for STR Regulations
3. STR Requirements
4. Comments/Questions



Overview of STR Policy Review

- ✓ June 2019 – Planning Committee directed staff to review the impacts Short-term Rentals (STR's) are having on the City with the rise in illegal lodging houses.
- ✓ November 2019 – Internal Steering Committee established with representation from various City departments (i.e. Legal, Clerk's, By-Law Enforcement, Fire & Emergency Services, Building, etc.).
- ✓ Challenges with STR's: Nuisance complaints (noise, property maintenance, parking, etc.); unavailability of accurate data; impacts on long-term rental stock; potential impacts on neighbourhood character; and, negative impacts on other housing types/forms (i.e. supportive housing).
- ✓ Review of 'best practices' within Southern Ontario to move forward with developing a licensing/registration program.
- ✓ Late 2020 – Draft of Business STR Licensing By-Law initiated.



Overview of STR Policy Review

- ✓ Stakeholder engagement with various groups (i.e. Airbnb, Expedia, Greater Toronto Apartment Association, Fairbnb, Ontario Restaurant Hotel & Motel Association) – April 2021.
- ✓ Recommendation report presented to Planning and Development Committee on May 10th, 2021, received support to move forward with adoption of the Short-Term Rental Business Licensing By-Law in late Q2 2021 and program implementation in late September 2021.
- ✓ Virtual Public Open House – May 27, 2021.
- ✓ Report to Committee of Council for STR adoption – June 23, 2021.
- ✓ Program implementation (Clerk's Department) - September 30, 2021.
- ✓ Launch of SaaS solution by the third party to obtain data related to STR – September 2021.



Regulatory Framework

- ✓ Licensing of home-sharing platforms
- ✓ Licensing/registering hosts/operators to create a database of STR
- ✓ Limiting rentals to the principal residence – imposing restrictions on second units to curb commercial activity
- ✓ Placing a maximum number of consecutive days a unit can be rented (distinguish short-term rentals from longer-term rentals)
- ✓ Placing a maximum number of days per year a unit can be rented

What other municipalities are doing?

- ✓ Toronto, ON
- ✓ Vaughan, ON
- ✓ Oakville, ON
- ✓ St Catharines, ON
- ✓ Guelph, ON
- ✓ Markham, ON
- ✓ Mississauga, ON
- ✓ Kingston, ON

Regulatory Framework

- ✓ Regulating the number of guests allowed in a unit (i.e. two per bedroom)
- ✓ Zoning - categorizing home-sharing as a land use which may limit the use to certain designated areas
- ✓ Ineligible and prohibited list of buildings that are ineligible to participate in home-sharing for a variety of reasons (i.e. repeated infractions / Fire Code violations)
- ✓ Taxation – Ontario’s announcement (Dec 2017) providing single and lower tier municipalities the authority to levy a tax (‘Hotel Tax’) on transient accommodation (i.e. MAT - Toronto, Mississauga, Oakville, Vaughan)

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Key Moves

Elements of the STR Licensing By-Law

Annual Licensing (owner)

Principal Residence Only

Defining Short-Term Rentals as a stay of less than 28 consecutive days

Maximum stay of 180 nights per calendar year

Placing a cap on the number of individual bedrooms that can be rented in a dwelling unit at 3 rooms max

Permitted in multi-unit dwellings (required to be the principal residence)



Registration Requirements

Short-Term Rental (STR) Business Licensing By-Law

STR to be registered by September 30, 2021

Annual renewal (administered by Clerk's)

Licence Fee: \$150/year (subject to change)

Declaration of principal residence

Floor plan outlining the part(s) of the property to be used as a STR

Proof of insurance (not less than Two Million Dollars) – personal injury and property damage

STR Hosts providing renters with a package containing: an emergency contact; floor plan (including the location of emergency egress); police & emergency contacts; information related to waste disposal & property maintenance; designated parking areas; approved occupancy limit and fire safety plan





Questions and Comments

Project Lead

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Planning, Building & Economic Development

Project webpage: www.brampton.ca/STRAccommodations

Email: shorttermrentals@brampton.ca

*Thank
you*

A close-up image of a fountain pen nib, showing the gold-colored metal and the black ink reservoir.