

Appendix C Jurisdictional Review

City	CMHC long term rental vacancy rate 2019	Definition of short term accommodation	Zoning	Licensing	Unit types	Key licensing terms
<b>Regina</b> Current	7.8%	Zoning Bylaw: “a dwelling unit where short-term accommodation is provided” Short term is less than 30 days where a daily or weekly rate is charged.	Discretionary in residential, Laneway Housing Direct Control District and Former Diocese of Qu’Appelle Lands Low Density Residential Direct Control Districts.  Permitted in Mixed Use Zones, and some direct control districts.	Residential Business License if applicable	No distinction between primary and secondary residence	N/A
<b>Regina</b> Proposed	7.8%	Licence required for: Provision of sleeping quarters in a dwelling unit for a fee for a period of less than 30 days. Excludes emergency shelters.	<b>Permitted</b> in residential in residential, Laneway Housing Direct Control District and Former Diocese of Qu’Appelle Lands Low Density Residential Direct Control Districts.  Permitted in Mixed Use Zones, and direct control districts (unchanged).	Business licence required for host.  \$100 Primary residence  \$300 Other properties  \$95 Fire inspection fee *as per <i>The Fire Bylaw</i>	No residency requirement.	<ul style="list-style-type: none"> <li>• Cannot offer accommodation in dwelling unit that does not comply with applicable laws, accessory building, temporary structure, vehicle or trailer</li> <li>• Submit to inspection upon request of City</li> <li>• Provide information to guests as required by the City</li> <li>• Tenants can rent with permission of landlord</li> <li>• Must include business licence # in ads</li> <li>• must not market without a license</li> <li>• record keeping requirement</li> </ul>

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<p><b>Vancouver</b> In Force September 1, 2018 *has one of the highest compliance rates in North America, estimated at 73%</p>	1.1%	<p>Rental of a home or room in a home for less than 30 days</p> <p>Does not include traditional B&amp;B or hotel</p>	<p>Allowed in residential zones provided that a licence is obtained.</p> <p>In Vancouver this is called “conditional” use. This is not equivalent to discretionary use in Saskatchewan, but similar to a permitted use plus a licencing scheme, as recommended in the Report.</p>	<p>Business license required for host.</p> <p>\$99</p> <p>*60% cost recovery</p> <p>Initial fee was \$49 and was increased in 2020 after achieving 73% compliance rate.</p>	<p>Primary residence requirement.</p> <p>Rental of secondary suites at a primary residence are permitted.</p>	<ul style="list-style-type: none"> <li>• No more than one booking at a time per unit</li> <li>• Tenants can rent with permission of landlord</li> <li>• Condo board permission required</li> <li>• Can rent all residential building types, except those developed under the City’s long term rental incentives program or condo properties registered with the City upon proof that their bylaws prohibit STA</li> <li>• Must include business licence # in ads</li> <li>• must not market without a license</li> <li>• record keeping requirement</li> </ul>
<p><b>Calgary</b> In force February 1, 2020</p>	3.9%	<p>Temporary accommodation for compensation in a dwelling unit or portion of a dwelling unit for periods of up to 30 days</p> <p>Does not include holders of bed and</p>	<p>Zoning changes may be required but not addressed in Reports.</p>	<p>Business licence required for each property operated by the host.</p> <p>1-4 rooms \$100</p> <p>5+ rooms \$191 plus fire inspection \$104</p>	<p>No residency requirement.</p> <p>Can rent house and suite separately but will require a licence for each.</p>	<ul style="list-style-type: none"> <li>• No more than one booking at a time per unit</li> <li>• No more than 2 adults per bedroom</li> <li>• Tenants can rent with permission of landlord</li> <li>• Must provide emergency contact information for a person who can be reached 24 hours a day</li> <li>• Must include licence number in all ads</li> </ul>

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		breakfast permit holders.				<ul style="list-style-type: none"> <li>• Must keep records of all transactions</li> </ul>
<p><b>Toronto</b> Currently being implemented</p>	1.5%	Room or unit, less than 28 days; includes B&B, does not include hotels	Permitted in residential & mixed use	<p>Registration required for host.</p> <p>\$50</p> <p>License required for internet platform.</p> <p>\$5000</p>	<p>Primary residence requirement.</p> <p>Rental of secondary suite permitted only if the suite is your primary residence.</p>	<ul style="list-style-type: none"> <li>• No more than three rooms at a time per unit</li> <li>• No more than 180 nights per year</li> <li>• Submit to inspection on request of the City</li> <li>• Tenants can rent with permission of their landlord</li> <li>• Company must publicize complaint procedures</li> <li>• Company must not use arbitration clauses</li> <li>• Offence to advertise without a licence</li> <li>• Must include registration number in ad</li> <li>• Record keeping requirement</li> </ul>
<p><b>Ottawa</b> Bylaws to be submitted to Council in late 2020</p> <p>Requesting Provincial legislative</p>	1.8%	Room or unit, less than 28 days; includes B&B, hotels and motels but exempts them from the primary residence requirement.	Permitted as a temporary use in residential areas.	<p>Permit required for Host.</p> <p>\$100 for 2 years.</p> <p>Licence required for internet platform.</p>	<p>Primary residence requirement.</p> <p>Cottages and vacation homes may also be rented.</p>	<ul style="list-style-type: none"> <li>• Occupancy limits based on square footage in accordance with current Property Standards Bylaw</li> <li>• Submit to inspection on request of the City</li> <li>• provide information to guests as required by the City</li> </ul>

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amendment to allow licencing of short term rentals.				<p>\$4,000</p> <p>*fees are under review</p>		<ul style="list-style-type: none"> <li>• process for Condominium Corporations and Landlords to register prohibitions against short-term rentals in their buildings</li> <li>• Companies required to submit data</li> <li>• Must include registration number in ad</li> <li>• Specialized enforcement team</li> </ul>
<p><b>Saskatoon</b> Approved by City Council on August 31, 2020.</p>	5.7%	All or part of a dwelling unit rented for less than 30 days.	<p>Divided into two uses:</p> <p>Primary Residence rentals are a permitted use.</p> <p>If a property is not a primary residence it is permitted unless it is in a low or medium density zone. Discretionary use approval is required in low and medium density zones.</p>	<p>Licence required.</p> <p>Exemption from licence requirement if a primary resident and only one guest.</p> <p>\$125</p>	No residence requirement; however, Secondary properties are discretionary use in some residential zones.	<ul style="list-style-type: none"> <li>• No more than 6 guests per home, 3 per secondary suite.</li> <li>• No inspection but host to sign a declaration that their home is in compliance with life safety requirements such as smoke alarms</li> <li>• Tenants can rent with permission of their landlord</li> <li>• Condo board consent required for rentals in condos</li> <li>• No more than 35% of units in a multi unit dwelling</li> <li>• Cap on licenses if vacancy rate drops below 3%</li> </ul>