



Saskatchewan Bed and Breakfast Association Inc.

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Accredited Bed and Breakfasts - Rise and Shine With Us

October 21, 2019

Dawn Schikowski CPA, CMA
Manager, Licensing & Parking Services
Licences@regina.ca

Dear Ms. Schikowski,

Thank you for your emailed letter of October 11, 2019 regarding the regulation of short-term accommodations in residential units and specifically asking for feedback on two questions.

As a provincial organization of licensed, inspected and accredited bed and breakfast businesses, we have been concerned about the rise of Airbnb-type operations for many years. We have raised the issues of fairness and by-law compliance with the Cities of Regina and Saskatoon, and with the Ministry of Finance regarding PST. We have also spoken of the problems in our quarterly B&B newsletters, and have had feedback from many of our members saying how unfair the current situations are.

Your first question was how short-term rentals impact our organization and our members. The answer is that many of our members are very annoyed that after they have spent hundreds or thousands of dollars to comply with City regulations, the City seems unwilling or unable to enforce its own business license and discretionary use bylaws for Airbnb-type operations. This puts our members, and all legitimate law-abiding B&Bs at a competitive disadvantage.

As an organization, we have seen a decline in our membership numbers in the past few years. We suspect that this is connected to the growth of illegitimate operations, where operators can start up with impunity and without any commitment to establishing a legitimate long-term business.

Your second question was what we think should be the City's role in addressing that impact, and whether the role should differ based on frequency of rental and whether the owner lives in the home. Our primary thought is that whatever regulations the City develops, they should be the same for all businesses offering short-term accommodations, and the City must be proactive in enforcing their regulations.

Our understanding is that currently it is difficult for the City to find contact information for Airbnb-type operations, so regulation enforcement is difficult. The City must find a way to resolve this problem or regulations will continue to be ignored by people wanting to maximize profit and disregard the rules. Why would anyone follow the rules if they see hundreds of similar businesses ignoring the rules without any consequences?

Our understanding is that current B&B Homestay regulations say that the owner-operator must reside in the home. We believe that this regulation should continue since it provides good oversight for the business property and the neighbourhood. This maintains the reputation of bed and breakfast businesses being safe, clean and hospitable places to stay. We believe that reputation and quality-assurance are important qualities to maintain.

Thank you again for inviting our organization's input, listing us as an interested party and for letting us know about other opportunities for input from us and our members.

Yours truly,

Bryan G Tudor

Bryan Tudor
Executive Director