Proposed Short-term Residential Rentals for Public Consultation

FEBRUARY/MARCH 2022

Three licence categories are proposed:

1

Short-term rental **ACCESSORY**

- STR is confined to the main dwelling unit.
- Rental of up to three bedrooms in the owner/ residents' principal dwelling. This replaces the bed and breakfast licence category.
- May rent out owner-residents' principal dwelling, on occasion, when away on vacation.
- There are no limits on the number of days for this rental in a calendar year.

2

Short-term rental **SUITES**

- STR is a separate suite inside the owners' main home or a self-contained dwelling on the owners' property of primary residence. (suite, cottage, tiny home etc.)
- STR operator must be the principal resident (homeowner or authorized renter), who is present on site during the short-term rental period.
- There are no limits on the number of days for this rental in a calendar year.

3

Short-term rental **COMMERCIAL**

- STR is not the owner's principal residence, dwelling or property.
- Maximum of 30 commercial short-term rentals in the District of Sechelt.
- Applies to STRs that are available for rent at least half of the year (183) nights and actually rented at least 90 nights in a calendar year.
- Must have a designated, responsible local resident that is available to respond to concerns 24/7, within 30 minutes of a call. District of Sechelt would publicly post the contact information for designated responsible persons on our website to facilitate direct communication.



KEY POINTS:

- *An unlimited number of short-term rental licences for accessory and suites would be available. The applicant must provide proof of ownership and permanent residency of the STR operator.*
- *A proposed maximum thirty (30) commercial short-term rental licences would be available. Maximum of one commercial short-term rental licence would be permitted per property owner or STR operator. The District of Sechelt may re-examine this cap, after evaluating its effect.*
- *In all cases, anyone operating a short-term rental must list the business licence number in all advertising platforms. Failure to display business licence in any advertising for STR is subject to fines of $500/ day.*
- *Only one short-term rental unit type and business licence, is permitted per property and is not permitted in conjunction with boarding room use, or any other type of tourism accommodation.*
- *District of Sechelt to add enforcement and ticketing fines to protect residential neighbours' quality-of-life. The STR use shall not generate noise, glare, odors, smoke, excessive traffic, or other effects that unreasonably interfere with any person's enjoyment of their residence.*
- *In all cases, short-term rental operators must follow the terms and conditions of the business licence. The District of Sechelt may revoke business licences for non-compliance with operating terms and conditions.*

The following table summarizes the current and proposed short-term rental regulations, management, and enforcement.

SHORT-TERM RENTAL TOOL	CURRENT REGULATIONS (2005 to Present)	PROPOSED REGULATIONS (Draft February/March 2022 – For Discussion)
Where Permitted In District of Sechelt?	Residential R1, R2, R3, Medium density residential	Residential R1, R2, R3, Medium density residential
When Permitted?	No seasonal or maximum days	Unlimited – 365 days
Residence Ownership/ Limitations	No requirements	No limit on owners-residents' principal residence. Maximum of 30 commercial STRs, when not owners principal residence.
Entire Home or Rooms	No limits	Limit 1 STR unit/property for all STRs Any unit type permitted including: entire homes, rooms, accessory buildings, or secondary suites
Neighbour Notifications	STR operator sends out neighbour notification letter within 100m radius of property	Host/responsible person contact information posted publicly on DOS website to facilitate direct communication with STR operators
On-site Management	Not required. Must provide District with a local contact person	Owner-resident on property or local contact for offsite manager for commercial STR. Manager must be reachable 24/7.
Parking	On-site parking required, or as permitted in zoning bylaw. No vehicles with 16 passenger or more permitted.	On-site 1 stall per STR room Maximum 3 onsite parking spaces
Health/Fire Safety Inspections/Check	No safety inspections or verifications required	Staff verification required to ensure legal suite and meets safety requirements
Business Licence Fee	$125 basic fee/year $175 for second licence	$250/year STR Accessory $750/year STR Suites $3000/year STR Commercial
Infraction Deposit/Security	$1,000 refundable security deposit	None
Monitoring and Compliance	No compliance monitoring	Host compliance software and services provide monthly compliance and monitoring reports for follow up
Advertising Conditions	None	Business license must be displayed on all online advertising platforms; fines non-compliance
Enforcement	Complaints basis only	Proactive monitoring with warning letters and increase fines up to $500 per day

Principal dwelling unit *– the usual dwelling unit an individual lives, makes their home and conducts their daily affairs and receives mail; generally the dwelling unit with the residential address used on documentation related to the billing, identification, taxation and insurance purposes including income tax returns, drivers licenses, vehicle registration, and utility bills. We treat this term as being synonymous with principal residence and is true home sharing; an individual may only have one principal dwelling unit or principal residence.*

Principal resident *– the person(s) who normally resides in a dwelling unit which is their principal dwelling unit (i.e., home) – where you live most of the year, pay your bills, cook your meals, and receive government mail.*