
NEW RULES TAKE EFFECT ON SHORT-TERM RENTALS

New short-term rental rules are aimed at reining in the growing short-term rental market that is taking homes off the market. The new rules that took effect May 1, 2024, are:

- The Principal Residence Requirement, meaning short-term rentals can only be offered in the principal residence of a host, plus one additional unit, secondary suite or laneway home/garden suite on the property in communities where populations are greater than 10,000 people.
- The Principal Residence Requirement will function as a provincewide floor for communities with populations of more than 10,000 people, but local governments will still be able to use existing bylaws and introduce additional bylaws that are more restrictive.
- The Principal Residence Requirement will come into effect in more than 60 communities throughout B.C.
- Strata hotels and motels that have been operating in a manner similar to a hotel or motel before Dec. 8, 2023, and that meet select criteria moving forward, will be exempt from the Principal Residence Requirement.
- Non-conforming use of property will no longer apply to short-term rentals. Under previous legal non-conforming use protections, if an existing use of land or a building did not conform to the new bylaw, it would have generally continued with legal non-conforming use.
- Short-term rental hosts will be required to display a valid business licence number on their listing, where a business licence is required by a local government.

- Short-term rental platforms will be required to share data with the Province.
- Local governments can request that a platform remove listings that do not display a valid business licence.

A first-of-its-kind in Canada, the short-term rental data portal has been created to support local governments with monitoring and enforcement of short-term rental regulations and will allow local governments to have the platform companies (like AirBnB) remove listings that do not comply.

The Provincial Short-Term Rental Compliance Enforcement Unit, which will be phased in beginning May 1, will also be able to conduct investigations into alleged non-compliance, which may result in administrative monetary penalties and compliance orders. Administrative penalties for hosts breaking the rules can range from \$500 to \$5,000 a day per infraction, and up to \$10,000 per day for corporations, depending on the infraction. Visitors and guests will not face any fines. The unit will also facilitate data sharing and requests to platforms to remove listings.

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(2024)

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