



# West Kelowna's DRAFT Regulations for Short Term Rentals

as of November 27, 2020

## Guiding Principles

1. Mitigate Negative Neighbourhood Impacts
2. Protect Long Term Rentals
3. Recognize Importance of Short Term Rentals for Tourism
4. Comprehensive Licensing, Compliance & Enforcement

## Short Term Rental

Means the **accessory use of a single detached dwelling**, or a portion of it, that provides temporary accommodation for paying guests for a period of less than 30 days, but does not include Bed & Breakfast.

## B&B Key Differences

- The expectation that a B&B is **hosted** by the operator;
- There may be **multiple bookings at a B&B**; and
- B&B's **maximum occupancy is 8 guests** (up to 4 rooms)

## The DRAFT Regulations propose that Short Term Rentals



Would Only be Permitted in Single Detached Dwellings



Must be Operated by the Occupant of the Dwelling



Could Have a Maximum Occupancy of 6 Guests (3 Bedrooms)



Would Require Off-Street Parking (1 space per 2 bedrooms)

## Business Licencing Requirements & Regulations

### Business Licence Required

Fee to be determined with goal to offset program costs

### Required Permissions

Proof of Owner Consent and/or Strata Permission

### Proof of Principal Residence

Through Homeowner Grant, Drivers Licence, or Government Records

### Annual Self Evaluation Safety Audit

Initial Licencing Inspection by Fire Department

### Identified Local Contact

To respond to issues while operator is away

### Good Neighbour Agreement

Signed by operator to acknowledge expected code of conduct

## Short Term Rental Operators Must

- Operate only within a licenced dwelling
- Display their licence number
- Display the Fire Safety Plan
- Only have one booking at a time

## HAVE YOUR SAY

The DRAFT Regulations proposed are based on regionally consistent practices and the Guiding Principles endorsed by Council. Provide Your Feedback on the DRAFT Regulations by filling out a short Questionnaire.



What Did We Get Right?

What Needs a Little More Editing?



[westkelownacity.ca/shorttermrentals](https://westkelownacity.ca/shorttermrentals)

Questionnaire available for Public & Stakeholder feedback November 30 - January 3

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