



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

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

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