



# Urban Planning Committee Report

## Bylaw 19143 - Business License Bylaw Amendment No. 43 - Short-Term Rentals - Potential Bylaw Amendments

### *Recommendation of the Committee*

1. That Bylaw 19143 be given the appropriate readings.
2. That Administration explore potential bylaw changes related to short term rentals, including:
  - a. Defining a short-term rental as any rental agreement of 25 days or less;
  - b. Establish a notification process to adjacent property owners for all short term rental properties;
  - c. Examine options to ensure equity in approval processes between “entire rental” properties and shared home rental properties;
  - d. Explore options for "entire rental" properties to address concerns regarding:
    - i. maximum number of rental days in a year;
    - ii. maximum number of occupants;
    - iii. maximum number of rental properties owned by a single person;
    - iv. restriction of rental property ownership to those with a primary residence in Edmonton;
  - e. Development of complaint and/or bylaw infraction thresholds that would result in license suspension or removal.
  - f. An updated review of regulatory regimes around short-term rentals in other jurisdictions.

Due: June 30, 2020, Urban Planning Committee

### *History*

At the February 25, 2020, Urban Planning Committee meeting, the February 25, 2020, Urban Form and Corporate Strategic Development report CR\_7579 was considered and the Committee heard from G. Turta and B. Yerxa, Edmonton Destination Marketing Hotels; C. Warawa; C. Yoneliunas; L. Hayes; N. Mano; J. McCammon; S. Badry, Edmonton Short-Term Rentals Association; J. Porter; N. Richards; N. Rotman, Airbnb; A. Sun; S. Munro; G. McKenzie; M. Davidson, Edmonton Tourism; K. Kluthe; T. Douglas-Blowers; L. Yoneliunas; M. Morre; and S. Gluth.



*Attachment*

February 25, 2020, Urban Form and Corporate Strategic Development report  
CR\_7579