

Cross-Municipal Scan of Short-Term Rental Regulations

Jurisdiction	Zoning/Land Use Definition	Principal Residence Restriction	Operator Licence/Registration Fees (Annual)	Maximum Duration (Consecutive Days)	Neighbour Notification/Information Sharing	Limits on days/nights rented	Occupancy limits	Nuisances/Parking Regulations
Edmonton	Major Home Based Business - Bed and Breakfast Operation (shared home rental)	None	\$94	30	<ul style="list-style-type: none"> - For shared home rentals upon approval of a Development Permit - The City's public open data website contains information on issued Entire Home licences. 	None	A maximum of two sleeping units, each limited to two persons per sleeping unit for shared home rentals.	<ul style="list-style-type: none"> - Sound must not exceed 65 dB(A) between 7 a.m. and 10 p.m. and 50 dB(A) before 7 a.m. or after 10 p.m. - No parking vehicle in one location on a public road for more than 72 hours at a time. - Garbage collection and disposal regulations apply.
Calgary	None	None	<ul style="list-style-type: none"> -Tier 1 (1-4 rooms) - \$100 -Tier 2 (5+ rooms) - \$172 and \$104 for a fire inspection 	30	Approved licences are listed on the City's public open data platform	None	Two adults per room	<ul style="list-style-type: none"> - Noise restricted to certain levels during the day time and at night - Parking and Garbage and recycling regulations apply.
Vancouver	Short Term Rental Accommodation	Yes	\$99	Less than 30	None	None	<ul style="list-style-type: none"> - Maximum of two adults per room - Must comply with Fire By-law occupancy limits 	<ul style="list-style-type: none"> - Noise Control Bylaw No. 6555 - Street & Traffic Bylaw 2849 - Solid Waste Bylaw No. 8417 - Animal Control Bylaw
Ottawa	Regulations being developed and will be introduced into Zoning By-law through a Temporary Use	Yes	\$100 ²	Less than 28	None	<ul style="list-style-type: none"> - None if renting bedrooms in a residence. - Not more than 180 days 	Not specifically identified ³	<ul style="list-style-type: none"> - Property Standards By-law - Noise By-law - Traffic and Parking By-law - Special Events on Private and Public Property By-law

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	By-law ¹					if renting the entire residence.		
Saskatoon	'Homestay' (principal residence of host) 'Short-term Rental Property' (not principal residence of host)	Yes ⁴	\$125 Annual renewal: \$85	Less than 30	For discretionary use approvals (proposed for Short-term Rental Properties in low and medium density zones) ⁵	None	Maximum number of guests depends on dwelling type: - One-unit dwelling: 6 - Secondary Suite: 3 - Two-unit Dwelling, Townhouse, or Multiple Unit Dwelling: 2	- Noise Bylaw 8244 prohibits bothersome noise. Examples include loud or excessive noise. - Saskatoon Police Service responds to noise complaints. - Bylaw No. 7200, the Traffic Bylaw contains restrictions on residential parking. - Bylaw No. 8175, Property Maintenance and Nuisance Abatement Bylaw regulates proper maintenance of property and the abatement of nuisances.
Toronto	Short-term Rental	Yes	\$50	Less than 28	None	- None if renting up to three bedrooms in a unit - 180 nights per year if renting the entire home	No more than three bed-sitting rooms.	- Toronto Municipal Code, Chapter 591 prescribes decibel limits and time restrictions for different types of noise. - Parking regulations apply: three hour limit on public road parking unless signage indicates otherwise. - Toronto Municipal Code Chapter 844 regulates residential property waste collection.
USA Jurisdiction Review								
San Francisco, California	Defined and regulated primarily through the Administrative Code for Residential Unit Conversion and Demolition	Yes	\$450	Less than 30	For short term rentals in the RH-(D) zoning district, notices are sent to applicable homeowner associations, and owners and	- None if the host is present - Maximum of 90 nights per year if the host is not present.	Not specified; however, up to five beds as separate, bookable listings are permitted.	- Police Code 2909 prohibits noise above 45 decibels in residential properties between 10 p.m. and 7 a.m.

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					occupants within 300 feet of property.			
New York, New York	<p>Defined and regulated in the New York City Administrative Code for Housing and Buildings.⁶</p> <p>Zoning regulations allow for up to two boarders, roomers or lodgers in a dwelling unit.</p>	Yes	N/A	Less than 30 days	None	None	Can have up to two paying guests.	<p>-New York City Noise Code regulates noise issues in the city.</p> <p>-Noise violations are enforced by the Department of Environmental Protection and the New York Police Department.</p> <p>-New York City Department of Transportation Traffic Rules, Title 34, Chapter 4 regulate parking in the city.</p>
Austin, Texas	<p>Short-Term Rental</p> <p>Regulated based on whether its owner occupied and the type of dwelling.</p> <p>Type 1 - owner occupied single, duplex, multifamily dwelling</p> <p>Type 2 - not owner occupied single or duplex family dwelling</p> <p>Type 3 - not owner occupied multifamily</p>	No	<p>\$572</p> <p>Renewal fee: \$313</p>	Less than 30	Notification of host contact information sent to all properties within 100 feet of the short-term rental	None	<p>- Two adults per bedroom and up to two additional adults between 10 pm and 7 am</p> <p>- Up to six adults on-site for an outdoor assembly between 7 am and 10 pm</p> <p>- No more than 10 adults at one time</p> <p>- No more than six unrelated adults at one time</p>	<p>Places limits on:</p> <ul style="list-style-type: none"> - sound equipment (75 decibels between 10 am and 10 pm; no sound beyond property line between 10 pm and 10 am) - licensee and guests making noise or playing instruments between 10:30 pm and 7 am <p>Licensee must provide an information package to guests that includes contact information of the host, occupancy limits, restrictions on noise, and information regarding parking, trash collection, burn bans, and water restrictions.</p>

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	dwelling							
Portland, Oregon	<p>Accessory Short-term Rental</p> <p>Regulated based on the number of bedrooms provided to overnight guests:</p> <p>Type A - rentals providing up to two bedrooms to overnight guests</p> <p>Type B - rentals providing three or more bedrooms to overnight guests</p>	Yes		Less than 30	<p>Type A - resident is required to send notice to neighbours. The requirements for who the notice is sent to varies based on dwelling type ⁷</p> <p>Type B - notices are sent when the accessory short term rental application is made, and again once a decision is made</p>	None	<p>Type A</p> <ul style="list-style-type: none"> - occupants cannot exceed the total number permitted for a household. - up to two bedrooms can be rented. <p>Type B</p> <ul style="list-style-type: none"> - the number of residents and guests may be limited as a condition of approval - up to five bedrooms can be rented 	<p>-City Code and Charter, Title 18 Noise Control prohibits noise disturbances and sets maximum permissible sound levels for different kinds of noise.</p> <p>-City Code and Charter, Chapter 29 regulates outdoor maintenance requirements for properties.</p> <p>-City Code and Charter, Chapter 16.20 regulates public right-of-way parking.</p>
Palm Springs, California	<p>Zoning Code refers to 'Vacation Rentals' (rental of unhosted single-family dwelling), which are defined and regulated in the Business Regulations of the Municipal Code. ⁸</p>	No ⁹	<p>Vacation Rental - \$944</p> <p>Homeshare - \$236</p>	28	<p>Public hearing is held to revoke or or add conditions to a permit for a Vacation Rental of an Estate Home if it receives three violations within a 24 month period</p>	None	<ul style="list-style-type: none"> - Two persons per bedroom - Maximum of eight occupant in total, plus two children - Maximum of four additional daytime occupants ¹⁰ 	<p>Vacation Rental Ordinance, Ordinance No. 1918 provides:</p> <ul style="list-style-type: none"> -Vacation rentals are prevented from having amplified sound outdoors at any time. -One vehicle per bedroom is allowed at any given time. -No storage of trash and refuse within public view, except in proper containers for the purpose of collection.

Notes:

1. Ottawa has proposed a regulatory framework for short term rentals. Specific use regulations for short term rentals in Ottawa's Zoning By-law will be implemented through a Temporary Use By-law that is enabled through the Ontario Planning Act. The Ontario Planning Act allows the council of a local municipality to authorize the temporary use of land, building or structures for any purpose set out therein that is otherwise prohibited by

the by-law for a period of up to three years. The Temporary Use By-law was anticipated to be implemented in Q2 of 2020. The regulations will allow for hosted and unhosted short term rentals in principal residences only, in residential areas only.

2. Ottawa is proposing a two year licence.
3. Ottawa has two zoning definitions related to dwellings, which may restrict occupancy of a dwelling. A 'dwelling unit' contains no more than four bedrooms, an 'oversize dwelling unit' contains more than four bedrooms, but no more than eight in total.
4. Saskatoon's regulations would limit entire home rentals in multi-unit dwellings (40% maximum) through their licensing bylaw, and require discretionary use approvals for entire home rentals in low and medium density districts through their zoning bylaw.
5. Saskatoon's zoning requirements for discretionary use approvals require notification to property owners within 75 m of the subject site, as well as the applicable community association.
6. In addition to the rules for short term rentals by the City of New York, New York State prohibits rental of an apartment for less than 30 days if it is located in a building with three or more residential units.
7. In Portland, hosts are required to prepare a notification letter that includes information about the number of bedrooms that will be rented to overnight guests and information on how to contact the resident/operator. For dwellings other than those that are multi-dwelling units, notice must be sent to recognized organizations whose boundaries include the accessory short-term rental, as well as residents and owners of properties abutting or across the street from the accessory short-term rental. For rentals in multi-dwelling units, notification must be sent to recognized organizations whose boundaries include the accessory short-term rental, as well as the property manager and all residents and owners of dwelling units abutting, across the hall from, above, and below the rental. Information regarding the notices sent by the host is required to be sent to the Bureau of Development Services.
8. Palm Springs Municipal Code for Business Regulations addresses short term rentals by categorizing them into two types - Vacation Rentals and Homesharing. Vacation Rentals are single-family dwellings that are rented without the owner being present; Homesharing is when an owner hosts visitors in their home for compensation, and are present throughout the visitor's stay.
9. Palm Springs does not indicate if a Vacation Rental is required to be the owners principal residence; however, an owner can only be issued one Vacation Rental Certificate. A Land Use Permit is required for the vacation rental of an Estate Home, which is a single family dwelling that has five or more bedrooms.
10. Palm Springs restricts the occupancy of Vacation Rentals to a maximum of eight people, except the owner may allow for up to two children under the age of 12, and up to four additional daytime occupants. Estate Homes are permitted to have up to 12 guests and two children under the age of 12.