

## Review of Short-Term Rental Regulations in Other Jurisdictions

Jurisdiction	Regulations
Vancouver	<ul style="list-style-type: none"> <li>→ A short-term rental can be an entire home, or a room within that home that is rented for less than 30 consecutive days at a time</li> <li>→ A short-term rental can only be operated from a person's principal residence; or in a secondary home or basement suite if the operator lives there full-time</li> <li>→ Short-term rental operators must have a valid business licence and include it in all online listings and advertisements</li> <li>→ Strata bylaws or landlord must permit use of short-term rentals in a home before a person applies for a licence</li> <li>→ Short-term rentals are not allowed in homes that are subject to the Empty Homes Tax</li> </ul>
Toronto*	<ul style="list-style-type: none"> <li>→ Short-term rental companies/platforms must obtain a licence (Fee of \$5,000, plus \$1/night booked through the platform)</li> <li>→ Short-term rental operators must register with the City and pay a Municipal Accommodation Tax of 4 percent on all rentals that are less than 28 consecutive days</li> <li>→ Short-term rentals are permitted in a person's principal residence only (and in secondary suites if the suite is a person's principal residence)</li> <li>→ Operators can rent up to three bedrooms or the entire residence</li> <li>→ An entire home can be rented as a short-term rental if the operator is away to a maximum of 180 nights per year</li> </ul>
San Francisco, CA	<ul style="list-style-type: none"> <li>→ Rental of all or a portion of a residential unit for periods of less than 30 consecutive nights</li> <li>→ If the host is present, the unit may be rented for an unlimited number of nights per year</li> <li>→ If the host is not present, the unit can be rented for a maximum of 90</li> </ul>

	nights per year → Restrictions exist for tenants in rent-controlled apartments → 14% transient occupancy tax
New York State	→ Short-term rentals (less than 30 days) in apartment buildings are prohibited → Rentals of rooms in houses may be permitted provided the homeowner is present and all tenants have access to common areas
Austin, TX	→ Rental of a residential dwelling unit or an accessory building on a temporary basis for periods of less than 30 consecutive days → Sound/noise restrictions are in place → Advertisements for a rental have to include the licence number and the applicable occupancy limit → Cap on the percentage of short-term rentals allowed to operate in each census tract of the city → Hotel occupancy tax
Portland, OR	→ An accessory short-term rental is where an individual or family resides in a dwelling unit and rents bedrooms to overnight guests for fewer than 30 consecutive days → Under the type A accessory short-term rental, a maximum of 2 bedrooms are rented to overnight guests → Under the type B accessory short-term rental, 3 or more bedrooms may be rented to overnight guests → Resident must reside in dwelling a minimum of 270 days/year → Transient lodging tax
Palm Springs, CA	→ Vacation rental refers to residential dwellings or any part of such dwellings rented for occupancy for a period of 28 consecutive days or less (not including month to month tenancy to the same renter for the same unit, occupancy on a time-share basis or a condominium hotel) → Maximum occupancy limits based on the size and number of bedrooms

	<ul style="list-style-type: none"><li>→ Local contact must be available 24/7</li><li>→ Amplified noise is prohibited outside</li><li>→ Rental agreement is required for each stay</li><li>→ Responsible person must be given a copy of “Good Neighbour Brochure” and sign acknowledgment form</li><li>→ Trash and parking rules must be explained to tenants</li></ul>
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\*Regulations are not yet in force pending an appeal