

FACT SHEET: Proposed Regulations for Short-Term Rentals

What is a short-term rental accommodation?

Short-term rentals are commonly referred to as “AirBnB”, “home sharing” or “vacation rentals”. They are commercial accommodation of guests in a private residence – a room, apartment, secondary suite or house – on a temporary basis (less than 30 days). Online advertising platforms include: AirBnB, VRBO, HomeAway, FlipKey and others.

What is the difference between a short-term rental accommodation and a Bed & Breakfast?

B&B’s typically have an on-site resident or operator where the principal home has guest suites. With this approach, B&B’s have the oversight of operators who are responsible for the conduct of guests. Challenges with short-term rentals occur in the absence of an on-site owner or local contact person. A short-term rental often includes an entire residence without an on-site operator, similar to a house exchange for a short-term period of time.

Why is the Town considering regulating short-term rental accommodations now?

Short-term rental accommodations, beyond bed and breakfasts or tourist accommodations (e.g. hotel/motel), are not defined in the Town’s bylaws. The current lack of clarity provides little guidance to short-term rental operators who wish to operate responsibly, and has caused some noise and parking-related concerns from neighbours of short-term rentals.

What would be the purpose of having any regulations?

The Town believes that added clarity for short-term rental operators would benefit residents, businesses and tourists. The intent is to find an appropriate balance between responding to the needs of owners and tourists and keeping the size of business appropriate to residential neighbourhoods. The Town is aiming to find a balance that will:

- Respond to the needs of home owners who wish to have added revenue;
- Provide tourists with accommodation options for staying and visiting Gibsons;
- Keep the scale of businesses appropriate to residential neighbourhoods; and
- Preserve the long-term rental supply in Gibsons.

Specifically, what regulations are being considered by the Town?

The Town Planning & Development Committee reviewed and considered possible future regulations for short-term rentals in July 2019. To read the background report on this topic [follow this LINK](#).



Specifically, what regulations are being considered by the Town? *(cont'd from previous page)*

Regulations being considered include:

- Limiting the number of short-term rental units on a residential property;
- Limiting the number of guest rooms permitted in one dwelling;
- Limiting short-term rentals to the principal residence, not secondary suites or guest cottages;
- Requirement to provide local contact information to neighbours within a 100m radius of a short-term rental property, when owner is not residing on the property; and
- Requiring a deposit of \$1000, as a security against the costs incurred by the Town as a result of enforcement actions.

Will regulations align with the Regional District and in Sechelt (or create confusion)?

Sechelt and the Sunshine Coast Regional District (SCRD) are using regulatory tools within their authority to regulate short-term rentals. Sechelt has been regulating short-term rentals since 2005, using Zoning, Business Licence and Enforcement Bylaws. The approach and conditions being considered by Town of Gibsons are similar to Sechelt's. The SCRD implemented regulations using Temporary Use Permits in 2018. Regional districts have few regulatory tools available to them compared to municipalities, so the regulations in the rural areas around Gibsons will be different, but unavoidable. The proposed regulations would be in line with Sechelt's.

Why would the Town consider restricting the number of units and rooms permitted to be rented on a property?

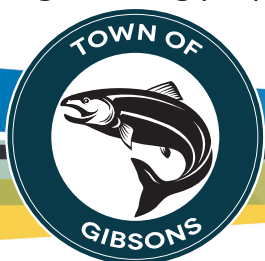
Limiting the number of units and rooms permitted at a single property is to address concerns with large properties becoming a nuisance to residential neighbours. In addition, restricting number of units and rooms for short term rental, address concerns about the impact on long-term rental and affordable housing. The regulations being considered would allow homeowners to rent out all or some of their principle home or a suite on the property, but prohibit more than one unit, as a way to reduce the impact on rental housing stock.

How would the regulations help protect long-term rentals (address low vacancy rates)?

On properties with multiple homes, the proposed regulations prohibit more than one home, secondary suite, garden suite or accessory space to be used as a short-term rental. The intent is to reduce the impact on rental housing stock in the Town.

How would the Town prevent 'party houses' with regulations?

The conditions proposed for regulating short-term rental accommodations includes providing a local contact person, notifying neighbours within a 50 to 100m radius of the short-term rental. Neighbours would be given the local contact name in case there is need to address concerns. Also, limiting the total number of guest suites (guests) is designed to prevent negative impacts on neighbouring properties.



Would there be 'grandfathering' for businesses that have been operating with a Town business licence?

No, once new Town bylaws come into effect (zoning, business and enforcement), all businesses would be required to follow the requirements of those new bylaws and operate within the terms and conditions of the new business licence.

Who is the Town consulting with on proposed regulations?

The Town wants to receive input from the people most affected by possible regulations, including accommodation operators, neighbours of these businesses, tourism & business associations, housing associations and Gibsons residents.

To have your say, please fill in a survey and/or join a small group discussion on this topic. You can find the online survey and more information about the public consultation meetings at: gibsons.ca/business/short-term-rentals.

