



Short-term accommodations Revised Program

September 13, 2022



Overview



Primary residence STAs

- All or part of a dwelling or dwelling-unit that is located on the same lot as the dwelling or dwelling-unit that the owner or operator has designated as their principal residence on income tax filing and other government records
- Verified by providing Notice of Assessment
- Two licence categories:
 - Host on-site for the full calendar year
 - Host off-site for up to 45 total days per calendar year
- Applicant can get both licences if they wish to do both
- Primary residence STAs that are rented out **in their entirety** can only be rented for up to 45 nights per calendar year
- No limitation on number of nights if renting a second unit as long as primary owner resides on the property

Secondary residence STAs

- One or two dwelling-units on the property are entirely occupied by accommodated guests, and the property is not the owner's primary residence
- No more new secondary residence STA licences will be issued for applications submitted after new STA by-law goes into effect
- Applications already in the system will be processed

"Grandfathered" secondary residence STAs

- A secondary residence STA that was licensed prior to September 13, 2022 that has legal non-conforming use (grandfathered status)
- New licence applications already in the system will be processed according to the By-law that existed at the time of submission
- All secondary residence STAs that are currently licensed can continue to operate and renew their licence
- Licensed STA properties can be sold and licensed by new owner as the property has legal non-conforming ("grandfathered") status.
- Grandfathered secondary residents STAs still have to comply with all life safety and insurance provisions

Bed and breakfast establishments

- STA in a single detached dwelling where owner / operator occupies the dwelling
- Can provide up to four guest rooms
- Offers daily meals to guests and operates as one household unit
- Unchanged in new STA by-law
- Bed and breakfast establishments have own licence category

Fines

Contravention	AMP Amount	AMP Second Offence	AMP Third Offence
Operating STA without licence	\$10,000	\$15,000	\$20,000
Advertising STA without licence	\$500	\$1,000	\$2,000
Failing to display STA licence number on advertisement	\$1,000	\$2,000	\$4,000

Enforcement and monitoring

Licence refusal or revocation

- Municipality **may** refuse or revoke licence for breaches of STA by-law or other municipal by-laws
- Violators have 72 hours to comply with Notice of Violation
- Municipality **shall** refuse or revoke licence if property has orders under *Ontario Building Code / Ontario Fire Code*, or provisions in the Property Standards By-Law or the Zoning By-Law.
- Licence shall also be refused or revoked if property subject to tax arrears

Enforcement and monitoring

Tools and methods

- Self attestation as part of application, before licence is granted
- Compliance software to aid in enforcement
- Cross reference with Municipal Accommodation Tax (MAT) reporting
- Public complaints 24/7 hotline

Enforcement and monitoring

Fire regulations

- Dwelling units rented for money or exchange of services are regulated by Ontario's Fire and Building Codes
 - Not new; referenced in both old and new by-laws
- Standards enforced to ensure the health, safety and well-being of people renting STAs
- Property owners advised to get Fire Safety Compliance inspection before altering a premise
- Secure a building permit to avoid penalties and fees

Enforcement and monitoring

Self-attestation for fire regulations

- Different fire regulations apply depending on number of bedrooms and occupants, including children, in the accommodation or the nature of the rental
- Licence applications and renewals will now include a self-attestation to help PEC Fire and Rescue to determine which regulations apply

Accessibility

- Municipality will encourage STA operators to remove barriers for people with disabilities wherever possible
- Checklist created by Accessibility Advisory Committee outlines what makes an accessible STA
 - List will be included with application package
- Operators will be asked to voluntarily provide information about their accessibility features when applying or renewing licence
 - Municipality to gather statistics and consider ways to incentivize accessible STAs in the future

Questions

