

Reference Committee Staff Report



To	Community Safety Committee
Subject	Short-Term Rentals Regulation
Date	March 26, 2025
Ward	All Wards
From	S. Schlichter, Director of Economic & Creative Development W. Cooke, Director of Legislative & Court Services
Executive Member Approval	B. Araniyasundaran, General Manager of Infrastructure and Growth Management J. Schmidt, General Manager of Community & Corporate Services
CAO Approval	M. Prowse, Chief Administrative Officer

Recommendation(s):

1. That the Report to the Community Safety Committee dated March 26, 2025, concerning the regulation of short-term rentals be received for information purposes.
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Executive Summary:

The purpose of this report is to respond to City Council direction identified in motion 24-G-033 to provide the Community Safety Committee with information concerning the regulation of short-term rentals.

Motion: On March 6, 2024, City Council adopted motion 24-G-033 regarding SHORT TERM RENTALS which directed:

“1. That staff in the Legislative and Court Services Department in consultation with the Economic and Creative Development Department investigate options to further regulate and enforce Short Term Rentals in order to curtail some of the issues such as noise, waste and concerns associated with people renting homes that are not their principal residence and report back to the Community Safety Committee.

“2. That the Barrie Police Services Board be requested to provide correspondence back to the Community Safety Committee concerning options for a tiered response by the Barrie Police Service to address complaints concerning Air BnB’s especially if they have received multiple complaints about an individual property.”

Key Findings:

Present Situation in Barrie

Number of STRs: The Ontario Ministry of Tourism, Culture & Gaming identifies 560 short-term rentals in Barrie as of May, 2024. This report shows the property count to be steadily growing year-over-year with an increase of 13% from May, 2023 and an increase of 65% from May, 2019. A slight decrease has been noted for December, 2024 of 503 available listings.

STR types: Highlights of the distribution of STR property types in Barrie include:

- 65-66% of available listings are for houses
- 46-48% of available listings have 1 bedroom

More specifically, of the total amount of STRs in Barrie between May and December, 2024 are estimated between 368 - 400 houses and 114-124 apartments.

STR complaints: Of the 560 STRs, a small number have received complaints which have been brought to the attention of City staff and members of Council.

Complaints received: Through Municipal Law Enforcement, City staff determined that for the period of June 2023 to December 2024, only five complaints were received in relation to STRs and that these five complaints were in relation to two STR properties. Staff also reviewed through Service Barrie that for the period of October 2023 to December 2024 only two complaints and 11 inquiries were received in relation to STRs.

STR mentions: The above numbers reflect complaints and inquiries that identified an STR. If a complaint or inquiry is made and the complainant does not identify that it is in relation to an STR, then City staff would be unaware.

STR Complaint Management

STR complaint management bodies: STR complaints are managed by the City of Barrie, Barrie Police Services, Barrie Fire, Airbnb, and other internet-based accommodation sharing platforms.

City STR complaint management: City By-laws which impact short-term rentals include parking, property standards, burn permits, and noise. By-law enforcement information can be found on the City of Barrie website at barrie.ca/bylawenforcement which outlines that City staff take reports regarding all by-law violations at 705-739-4241 and enforcement.services@barrie.ca. Residents are also able to file by-law complaints via the City of Barrie app. Enforcement Services monitors compliance with By-laws and takes action when necessary.

BPS STR complaint management: Non-emergency complaints related to noise, disturbance of the peace, damage/mischief to property or suspicious circumstances can be reported to and enforced by Barrie Police Services (BPS) via the Barrie Police Service Online Reporting System found at barriepolice.ca/services/online-reporting or by phoning their non-emergency phone number 705-725-7025. Details on these complaints can only be disseminated through a Freedom of Information Request submitted via BPS's online portal found at barriepolice.ca/services/foi-request-form/.

Barrie Police Services only identify residences by address and not by their designation. They do not have data specific to STRs.

BFES STR complaint management: Barrie Fire and Emergency Service reported six complaints were received from July 2022 to December 2024 specific to open air burning for an STR property. Violations were found in three of the cases. Barrie Fire does not collect data specific to STRs; the aforementioned property was identified as an STR via other sources.

BPS Proposed Tiered Response Plan

BPS response: In response to #2 of motion 24-G-033 regarding SHORT TERM RENTALS which directed the Barrie Police Services Board, "...to provide correspondence back to the Community Safety Committee concerning options for a tiered response by the Barrie Police Services to address complaints concerning Air BnB's especially if they have received multiple complaints about an individual property," the Barrie Police Services Board stated in an email received by City staff on April 19, 2024, that, "... we only identify residences as address and not by their designation. We would not have data for this type of request." [See Appendix "A" BPSB Response Airbnb 24-G-033]

Financial Implications:

There are no financial impacts associated with this report as the report has been submitted for information purposes only.

Potential financial impacts: Should the Community Safety Committee choose to provide further direction to staff regarding the regulation of short-term rentals, the section titled "Analysis – Estimate of Resources Required to Regulate Short-Term Rentals" beginning on page 9 of this report provides resourcing considerations.

Alternatives:

No alternatives: Given that there are no recommendations being made to the Community Safety Committee as the report has been submitted for information purposes only, there are no alternatives proposed.

Strategic Plan Alignment

Affordable Place to Live		
Community Safety		
Thriving Community		
Infrastructure Investments		
Responsible Governance	x	The recommendation of this staff report aligns with Council's goal of responsible governance as it does not recommend taking any action without further investigation.

Additional Background Information and Analysis:

Background – Terminology

By-law 2019-022 references internet-based accommodation sharing platforms that provide accommodation for a continuous period of less than 30 nights, otherwise known as short-term rentals (STRs).

STRs do not include the following:

- Universities and colleges;
- Hospitals, private hospitals, long-term care facilities, retirement homes, hospices or treatment centres;
- Houses of refuge or lodging for the reformation of offenders;
- Charitable, non-profit philanthropic corporations organized as shelters;
- Short-term shelter accommodation provided by the City or its agencies;
- Tent or trailer sites provided by a campground, tourist camp or trailer park;
- Accommodation supplied by employers to their employees in premises operated by the employer; and
- Every hospitality room in an establishment that does not contain a bed and is used for displaying merchandise, holding meetings or entertaining.

Background – Municipal Accommodation Tax (MAT)

MAT: The City of Barrie began implementing a Municipal Accommodation Tax (MAT) on January 1, 2019 for hotels, motels and inns. This was extended to internet-based accommodation sharing platforms for STRs on February 11, 2019 following discussions with Airbnb Ireland UC (Airbnb), who approached the City of Barrie about the development of a Voluntary Collection Agreement between both parties.

VCA with Airbnb: On April 15, 2019, the City of Barrie and Airbnb finalized and entered into a Voluntary Collection Agreement for the collection of the MAT.

The City of Barrie was one of the last municipalities to establish an agreement with Airbnb, and while the initial intent was to establish agreements with other internet-based accommodation sharing platforms that serve STR properties in Barrie, no other platforms currently collect and remit the MAT to the City of Barrie.

Tourism Barrie’s role with MAT: As the City’s “Tourism Entity,” Tourism Barrie collects the MAT from hotels, motels and inns and remits the City’s portion on a quarterly basis as per the MAT Agreement between Tourism Barrie and the City of Barrie.

Airbnb MAT: Alternatively, Airbnb remits its MAT directly to the City of Barrie and the City remits Tourism Barrie’s portion to them, also on a quarterly basis.

Background – STR Complaint Management by Airbnb

Airbnb complaint management: On September 18, 2023, City staff met with Airbnb Policy Manager for Canada to gain insight into Airbnb’s processes for receiving and handling complaints about Airbnb properties:

- Airbnb has its own property standards and parties or promotion of parties are not permitted on the platform.
- Airbnb has an investigative arm for complaints that reviews both what the host and guests are promoting on the platform.
- Airbnb provides 24-hour neighbourhood support outreach through “Neighbourhood Support – Airbnb Help Centre” found at airbnb.ca/help/article/3290 which includes a call request for urgent neighbourhood situations and a reporting tool for other neighbourhood concerns.

Background – STR Complaint Management by Other Internet-Based Accommodation Sharing Platforms

Other internet-based accommodation sharing platforms that serve short-term rentals in Barrie offer programs or procedures for submitting complaints. Vrbo’s Stay Neighborly program found at stayneighborly.com is one example where residents can submit concerns related to nuisance issues via an online form. The website states that a Vrbo customer service team reviews submissions and if a complaint matches a property on Vrbo, they will alert the owner of the concerns.

Background – Current Regulations Related to Rentals in Barrie

Current regulations related to rentals: The City of Barrie does not currently regulate STRs, but does have regulations in place for Boarding, Lodging and Rooming Houses as well as requirements for Second Suites or Accessory Dwellings.

By-law 2006-266 (Business Licensing) currently regulates and requires a license for dwellings operating as Boarding, Lodging and Rooming Houses within the City. As stated on the City of Barrie website, a Boarding, Lodging and Rooming House does not include a group home, hotel, motel, hospital, children's home, assisted living facility, or a bed and breakfast establishment, or other similar establishments.

Second Suite requirements are outlined in sections 5.2.9.1 and 5.2.9.2 of the City's Zoning By-law. A separate registration process is followed for units created prior to July 14, 1994; however, these units still must be registered. Similar to the licensing of Boarding, Lodging and Rooming Houses throughout the City, Second Suites or Accessory Dwellings are required to be registered with Development Services. The registration of the dwelling is only required at the time of inception and does not require annual inspections or approvals.

Background – Current Enforcement Responsibilities for Rentals in Barrie

Departmental responsibilities: The following highlights the various regulations or duties addressed by Legislative and Court Services, Development Services and Barrie Fire and Emergency Services staff, specifically related to rental licensing or registration:

- Legislative and Court Services (Enforcement Services) – addresses Business Licensing and Property Maintenance measures for Boarding, Lodging and Rooming Houses which include review of the applications and supporting documentation, annual inspections for compliance and enforcement of licensing regulations as required. In addition to the operation of the business, inspections are also conducted at the time of application for interior conditions including but not limited to items such as mold, handrails, flooring, roofs, facia, stairs, windows, infestations (bed bugs etc.) and general maintenance of interior as well as exterior property conditions such as long grass and weeds, garbage, and debris and un-plated or inoperable vehicles etc. Note: Property Standards / Yard Maintenance and Business Licensing currently applies City wide.
- Development Services (Zoning Enforcement) – addresses complaints regarding possible Boarding, Lodging and Rooming Houses and unregistered Second Suites. Locations are reviewed initially to ensure proper approvals are in place and that zoning standards are being met. Should a violation be found, options are available to bring the units into conformity with the zoning by-law or completely removing the unregistered units or conditions. Compliance can be lengthy if spaces have tenants within or to complete the actions to achieve conformity.
- Barrie Fire and Emergency Service (Fire Prevention) - conducts inspections related to licensing or registering a Boarding, Lodging and Rooming House or Second Suites to ensure compliance with the Ontario Fire Code as well as attending to complaints of unsafe conditions under the Ontario Fire Code.

Existing management tools: Current property standards, zoning, yard maintenance by-laws and the Ontario Fire Code address many of the matters that currently influence the need to pro-actively investigate regulation short-term rentals; however, current resources are not sufficient to keep up with the volume of properties and violations in a manner that addresses neighbourhood concerns on an ongoing basis.

Analysis – Community Impacts of STRs

The impact of STRs on communities, tourism and housing is an issue discussed on a global scale with responses and measures ranging widely across municipalities. Additionally, the discussion on STRs continues to evolve with findings varying between municipalities. The Government of Canada recently developed the Short-Term Rental Enforcement Fund for municipalities that have strict STR regulations in place in order to limit short-term rentals that take away units from the long-term rental market across the country. However, a recent StatCan report demonstrates that less than half a per cent of STRs could be used as potential long-term housing among the country's five largest CMAs ([Arbenser, Larry; Marie-Christine Bernard; Andrew Dormer; and Owen Vipond, July 30, 2024, "Short-term rentals in the Canadian housing market" Statistics Canada from 150.statcan.gc.ca](#)). In Barcelona, a partial ban on STRs in 2021 has led the city to announce the elimination of its approximately 10,000 STRs by 2028 to combat over-tourism ([Relman, Eliza and Dan Latu, Aug 11, 2024, "Barcelona is banning Airbnbs. Other European cities have cracked down already – with some success." Business Insider from businessinsider.com](#)). New York City justified their regulation of STRs in 2021 citing an effort to support the housing crisis. According to a recent report on the effects of regulation from July 2023 to July 2024, NYC's STR rules have hindered tourism in its outer boroughs, increased hotel costs by 7.4% and led to increased rents by 2.4% ([Catron, D.J., Sept 6, 2024, "Airbnb takes aim at NYC a year after "failed STR regulations." PhocusWire from phocuswire.com](#)).

General challenges: While a Barrie-specific community impact study of STRs has not been completed, general challenges faced by municipalities related to short-term rentals, include:

- Properties being used as 'party-houses';
- Maintenance of the property;
- Number of parked vehicles;
- Garbage complaints;
- Decreased number of housing stock; and
- Commercialization of STRs (i.e. "Ghost Hotels" which are not being zoned or taxed the way other hotels are.).

Current management: Many of the above-mentioned challenges relate to By-law violations and are managed by Enforcement Services.

Community impact: In reviewing the issues around regulation for STRs, common themes on both sides of the issue regarding community impact include:

- STRs offer property owners an opportunity to earn additional income at a time when many are facing housing affordability challenges.
- STRs bring an influx of visitors to the area which support tourism spending and the growth of the local economy.

- The regulation of STRs enables responsible tourism by potentially reducing the impact on long-term housing stock at a time when many are experiencing the effects of a housing crisis.
- Regulation of STRs that limits them to an individual's principal residence may add vacant homes, whether detached houses or condo units, back into the housing stock as long-term housing options.
- The growth of STRs may act as an amplifier of the housing affordability crisis and may not be the root cause of the problem in many municipalities.
- Regulation of STRs may influence the regulation of medium-term rentals (which are identified by a minimum stay of 30 nights but less than one year) which could include student housing, corporate apartments, stays for film crews or entertainment workers, insurance relocations, and other potential cases for medium-term rentals.
- Regulation of STRs provides the City with the opportunity to collect the MAT on properties operating outside of an internet-based accommodation sharing platform. The extent of the potential revenue from this is indeterminate, pending the number of STRs and the costs associated with collection and enforcement.

Analysis – Comparable Municipalities

Comparable municipalities: Staff undertook a review of 13 different municipalities and their approaches to the regulation (or non-regulation) of short-term rentals. In looking at comparators, it is necessary to keep in mind that the enforcement approaches, demographics, regulations, and duties vary significantly between municipalities. [See Appendix “B” Comparable STR Management Across 13 Municipalities]

Host compliance tool: It was noted by multiple municipalities that prior to onboarding a third-party host compliance tool, a significant amount of enforcement resources was required to chase compliance among existing STRs. Host compliance tools offer STR address identification, compliance monitoring, distribution of notices to STRs, simplified mobile permitting and tax collection, and other services designed to provide a streamlined process to STR regulation management.

Analysis – Considerations for a Regulatory Program for Short-Term Rentals

There are two main regulatory tools available to local municipalities to regulate STRs:

- Zoning By-laws which set out rules about how land can be used; and
- Licensing By-laws which establish rules around how businesses may operate.

Under the City's Business Licensing (General) By-law (2006-266), the City licenses hotels, motels, inns, bed and breakfasts, and Boarding, Lodging and Rooming Houses. STRs are not currently required to be licensed within the City of Barrie.

Considerations for regulatory program: For the City to implement a regulatory program

for STRs, it would need to consider the following:

- By-law updates:
 - Zoning By-law (2009-141);
 - Business Licensing (General) By-law (2006-266); and
 - Fees By-law (2024-024);
- Potential development of a Short-term Rentals By-law;
- Staff resourcing;
- Enforcement measures;
- Third-party host compliance tool; and
- Community consultation and public engagement.

Analysis – Licensing Fees & Fines

Fees By-law: There are several approaches to STR regulation and associated fees being utilized across municipalities and vary from limited number of licenses, variable licensing fees based on number of STR's owned or principle place of residence. Should Council choose to regulate STRs, staff would recommend that the licensing of STRs be fair and consistent with the current Fees By-law.

Analysis – Estimate of Resources Required to Regulate Short-Term Rentals

Working group: If Council were to direct staff to pursue the regulation of short-term rentals, staff would recommend establishing a working group consisting of representatives from departments impacted by the regulation with leadership from either the Economic and Creative Development Department or Legislative and Court Services, or both.

Reprioritization of responsibilities: As this is not in the Business Plans for any City department, it is anticipated that additional resource support would be required to support the development of the regulatory framework. Reprioritization of responsibilities would be required along with consideration of impacts on supporting City departments including but not limited to Economic and Creative Development, Marketing and Communications, Enforcement Services, Purchasing, and Finance.

The working group would complete the public consultation and develop the regulatory framework and associated policies, budget and additional software requirements for recommendation to Council. Additional resources through a third-party consultant may be required to support staff with developing a regulatory framework.

Township of Ramara snapshot: As an example of other communities, the Township of Ramara, one of the municipalities listed in the above-mentioned Analysis, has 80 licensed STRs enforced by the following staff complement:

- 1 FT Manager of By-law
- 1 FT Senior Municipal Law Enforcement Officer
- 2 FT Officers
- 4 FT Seasonal Officers

The Township of Ramara is also supported by a third-party host compliance tool.

Resources: Pending the creation of a regulatory framework and associated number of STR's that the City of Barrie would be regulating, the resources to enforce would need to be scaled accordingly.

A review of current resources was conducted and found that there is no capacity within the existing staff complement within the Enforcement Services, Development Services and Barrie Fire and Emergency Services Departments to undertake and implement a new short-term rental regulation program without a reduction in other core duties. As a result, additional staff members would be required to be added to these service areas.

Host compliance tool: Additionally, many comparator municipalities utilize a third-party host compliance tool to report to the City on STR address identification, compliance monitoring, distribution of notices to STRs, simplified mobile permitting and tax collection, and other potential supports. Initial investigations into associated costs for a tool of this kind will depend on the number of STRs within a municipality as well as the varying services a municipality chooses to employ within the tool. A third-party host compliance tool would create administrative efficiencies for regulating STRs, but staff resourcing to enforce regulation would still be required.

Consultation and Engagement:

There was no public consultation required in relation to this Report.

Tourism Barrie: As the City's tourism entity that collects the MAT on its behalf, Tourism Barrie was and will continue to be consulted by City staff as it pertains to the regulation of STRs, available third-party host compliance tools, and the collection of the MAT from STRs.

Community consultation required: Based on research of other municipalities, prior to the implementation of a regulatory program for short-term rentals, community consultation and public engagement was conducted to determine key areas of interest or concern related to the regulation of STRs.

Working group: Should Council choose to direct Staff to pursue the regulation of short-term rentals, staff would recommend establishing a working group consisting of representatives from departments impacted by the regulation with leadership from Legislative & Court Services, Economic & Creative Development, or both. The work of this working group would include community consultation and public engagement among other tasks.

Environmental and Climate Change Impact Matters:

There are no environmental and/or climate change impact matters related to the recommendation.

Appendix:

Appendix A – BPSB Response Airbnb 24-G-033

Appendix B – Comparable STR Management Across 13 Municipalities



committed to our community

Barrie Police Services Board

April 19, 2024

City of Barrie
Attn: Wendy Cooke, City Clerk
70 Collier Street
Barrie, ON L4M 4T5

Dear Ms. Cooke,

RE: Response to Community Safety Committee Concerning Tiered Response to Airbnb Complaints Motion 24-G- 033

We understand the importance of ensuring the safety and well-being of our residents, and we appreciate your proactive approach in seeking solutions to address these concerns.

Firstly, it's crucial to acknowledge that the Barrie Police Service is committed to responding promptly and effectively to all calls for service, regardless of the nature of the property in question.

In response to your request for correspondence regarding the implementation of a tiered response by the Barrie Police Service (BPS) to address complaints concerning Airbnb properties, especially those with multiple complaints, we would like to advise that we only identify residences as address and not by their designation. We would not have data for this type of request.

Sincerely,

Greg Ferguson
Chair
Barrie Police Services Board

110 Fairview Rd., Barrie, ON L4N 8X8 | t. 705-725-7025 | f. 705-725-7705 | bpsboard@barriepolice.ca | BarriePolice.ca



Appendix B – Comparable STR Management Across 13 Municipalities

Municipality	STR Regulation in Effect	General Licensing Requirements	Notes
Township of Ramara	YES	<ul style="list-style-type: none"> Annual licensing fee of \$3000 \$5M liability insurance Property site plan Dwelling floor plan Guest Code of Conduct Appointment of a responsible person Septic system report Garbage/recycling/compost storage plan Winter snow removal plan Review/approval by all municipal departments Mandatory site inspection 	<ul style="list-style-type: none"> Regulation a response to receiving complaints related to STRs (noise, parking, garbage, over-occupancy, property standards). Utilizes STR Compliance Tool. Restrictions in effect (Occupancy Rate, 300-metre setback between licensed STRs, no municipal debts, no open building permits or orders to comply, no active by-law enforcement files or POA fines owing). Does not use zoning to define or regulate STRs. Map and contacts for each STR available on town website. Active waiting list.
City of Kawartha Lakes	YES	<ul style="list-style-type: none"> Annual licensing <ul style="list-style-type: none"> Hosted / partial year \$150 Hosted / full year \$300 Unhosted / partial year \$750 Unhosted / full year \$1500 \$113 fee for Orders \$232 fee for Certificate of Compliance Annual and bi-annual licensing fee Insurance requirements Site drawings Annual declarations/inspections (licensing, WETT, HVAC) Required contact person Parking plans Floor plans Fire safety plans 	<ul style="list-style-type: none"> Regulation a response to public complaints (noise, over-occupancy, trespassing, disturbance of the peace). Kawartha Lakes Municipal Housing Pledge (2024) – staff to explore an MAT for STRs from which a portion of revenues will be used to create an affordable housing reserve fund. Utilizes STR Compliance Tool. Restrictions in effect (Occupancy Rate). Licensing program is funded by STR operator fees (not the taxpayer). Inspection fees increase for each violation.
City of London	YES	<ul style="list-style-type: none"> Licenses both the “Broker” (Platform) and the “Host” (Provider) Certificate of Insurance required. MAT collection via ORHMA <p>For Hosts:</p> <ul style="list-style-type: none"> STRs are only permitted at resident address/principal address Maximum of two STRs per Resident Address No corporations – only individuals Annual license fee of \$196 <p>For Brokers:</p> <ul style="list-style-type: none"> Brokers collect MAT for the City Typically corporations 	<ul style="list-style-type: none"> Regulation a response to noise and property standards complaints. Regulation also to support goal of reducing the impact on housing stock. Utilizes STR Compliance Tool.
City of Toronto	YES	<ul style="list-style-type: none"> Registration fee of \$375 Short-term rentals are only allowed in a person’s principal residence A person can rent up to three bedrooms for an unlimited number of nights per year or the entire home for a maximum number of 180 nights per year 	<ul style="list-style-type: none"> Amended zoning by-law to create a new land use called “short-term rental” that is permitted in principal residences across the city. Prohibits short-term rentals that are not in a person’s principal residence.

		<ul style="list-style-type: none"> • The principal residence must be in a residential area of the city • Operator must post the city-issued short-term rental registration number on all advertisements and listings • Provide guests with alternate emergency contact and instructions on how to contact 911 • Provide guests with an emergency exit plan • Keep records to provide to city upon request: <ul style="list-style-type: none"> ○ Number of nights the STR was rented ○ Nightly and total price charged for each rental ○ Rental type (room rental or entire home) • STRs must collect and remit 6% MAT 	<ul style="list-style-type: none"> • Licences companies that facilitate short-term rental activity, like Airbnb. • Created a registry for anyone who operates a short-term rental in their home.
City of Orillia	YES	<ul style="list-style-type: none"> • Annual licensing fee of \$2040 • Certificate of Insurance required • Two inspections to take place prior to issuance of licence <ul style="list-style-type: none"> ○ Property Standards ○ Fire Prevention • MAT applies to all STRs 	<ul style="list-style-type: none"> • Cap of 150 STRs operating at one time within city. • All licenced STRs posted to Orillia website.
Town of Collingwood	YES	<ul style="list-style-type: none"> • Annual licensing renewal required ranging from \$1250 to \$2500 • Must collect and remit 4% MAT 	<ul style="list-style-type: none"> • Cap of 200 STRs operating at one time within city. • Utilization of STR host compliance tool. • Regulation intended to: <ul style="list-style-type: none"> ○ Minimize neighbourhood issues and respect neighbourhood character; ○ Minimize the effects on long-term rental and housing supply; ○ Protect the health and safety of residents and visitors; ○ Improve compliance with enforcement; ○ Establish a fair and balanced approach to regulation; and Support tourism and opportunities for residents to earn supplemental income.
Township of Severn	NO	The Township of Severn does not currently regulate short-term rentals.	<p>In referencing STRs on their website, the Township of Severn directs traffic to “Good Neighbour By-laws”</p> <ul style="list-style-type: none"> • Noise By-law • Open Air Burning By-law • Parking By-law • Zoning By-law <p>The Township also has a STR webpage which offers resources pertaining to applicable by-laws and how to contact STR platforms like Airbnb and Vrbo.</p>
City of Brampton	YES	<ul style="list-style-type: none"> • Annual licensing renewal fee of \$150 required • Floor plan • Proof of property ownership 	<ul style="list-style-type: none"> • Short-term rentals are permitted in the principal residence only for a maximum of 180 days per calendar year.

		<ul style="list-style-type: none"> • Certificate of Insurance • Business registration and/or articles of incorporation (where appl.) • Criminal Record Check 	<ul style="list-style-type: none"> • No more than three bedrooms are to be rented individually. • The Property owner must have proof of Commercial General Liability Insurance. • Any STR host who contravenes the provisions of the By-Law is guilty of an offence and liable to fines and other penalties.
Guelph	YES	<ul style="list-style-type: none"> • Business licence required (\$216.40) • Initial inspections required (\$250.74): <ul style="list-style-type: none"> ○ Zoning ○ By-law ○ Fire ○ Building • Annual renewal inspections required (\$233.05): <ul style="list-style-type: none"> ○ Fire ○ By-law 	<ul style="list-style-type: none"> • Principal residence plus one (A host can have an STR in their principal residence plus at one other property provided they reside within the city). • This approach is considered to help "... ensure that STRs are truly part of the sharing economy, powered by local hosts, and now commercially operated pseudo-motels."
Hamilton	YES	<p>Entire Dwelling</p> <ul style="list-style-type: none"> • Licence fee: \$1006.81 <ul style="list-style-type: none"> ○ Processing fee ○ Licence fee ○ Fire administrative fee ○ Certificate of Compliance ○ Zoning Verification Certificate • Renewal fee: \$491.81 <p>Partial Dwelling</p> <ul style="list-style-type: none"> • Licence fee: \$344.81 <ul style="list-style-type: none"> ○ Processing fee ○ Licence fee ○ Fire administrative fee ○ Zoning Verification Certificate • Renewal fee: \$191.81 <p>Broker Licence fee: \$5000 (\$60 renewal fee)</p>	<ul style="list-style-type: none"> • Limited to principal residences only. • Differentiates between operators (individuals) and brokers (online platforms like Airbnb).
Kitchener	NO	The City of Kitchener does not currently regulate short-term rentals.	<ul style="list-style-type: none"> • Kitchener launched a review of their lodging house bylaw and considered regulating short-term rentals in May, 2023. • As of June, 2024, Kitchener City Council amended their Official Plan and Zoning By-law to permit lodging houses city-wide and made no changes to regulate STRs.
Waterloo	YES	<ul style="list-style-type: none"> • Rental application includes: <ul style="list-style-type: none"> ○ Application form ○ Proof of ownership ○ Parking and floor plan ○ Insurance declaration ○ Electrical safety inspection ○ Gas/oil fuelled appliance inspection ○ Criminal background check ○ Application fee • Fees vary depending on class and range from \$421 - \$720 • Renewal fees vary depending on class and range from \$241 – 389 	<ul style="list-style-type: none"> • Waterloo requires that all low-rise residential rental units (including short-term rentals) be licenced to ensure safe accommodations.
Oro-Medonte	Discussions ongoing	Final regulations currently being developed by Oro-Medonte staff.	<ul style="list-style-type: none"> • Recently implemented an administrative monetary penalties (AMP) program

		Draft Municipal Licensing By-law for STRs and B&Bs is being reviewed.	<ul style="list-style-type: none">• Staff is drafting a licensing by-law• Staff will host public information / consultation sessions on the draft licensing by-law
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Report Author:

K. Eatch, Tourism Coordinator, Economic & Creative Development

File #:

Pending #: P6/24