

MOTION ON NOTICE

11. Exploring Amendments to Short-Term Rental Policy and an Affordable Rental Housing Fund at the City of Vancouver

Submitted by: Councillor De Genova

WHEREAS

1. There are opportunities for short-term rental accommodations to contribute to affordable housing in the City of Vancouver;
2. The City of Vancouver defines a short-term rental as “a home, or room within, rented for less than 30 days at a time”. To meet the City of Vancouver requirements for a Short Term Rental, the home must be the principal residence of the applicant and a license is required;
3. Three by-laws passed by City Council amend existing by-laws and allow the City of Vancouver to license short-term rentals and enforce rules that prohibit short term rentals from operating without a business license from the City of Vancouver;
4. The City of Vancouver is in an affordability and housing crisis and is in need of effective solutions to this crisis;
5. The City of Vancouver webpage dedicated to short-term rental accommodation Information acknowledges that short-term rentals allow individuals to earn additional income, provide short-term accommodation options within the city and supports Vancouver’s tourism industry. Council heard public testimony from a number of short-term rental operators who rely on this income to pay their mortgages and save for education or retirement;
6. Council has not been presented with data showing the amount of long term rental housing supply that has been added to the market because of the City of Vancouver’s short-term Rental accommodation business license, enforcement policies and regulation;
7. The City of Vancouver cites a main reason, for the new short-term rental licensing and policy framework, is to increase the supply of long-term rental housing;
8. Other cities including Seattle, have adopted ordinances allowing for regulated growth in the short-term rental and vacation rental markets while applying a nightly tax on stays to fund affordable housing initiatives.

THEREFORE BE IT RESOLVED THAT Council direct staff to examine the current Short-Term Rental Policy and report back to Council with any findings and recommendations by June 2020, including consideration for:

- a) Requiring the License holder to pay a fee, in addition to the Short-Term Rental License Fee, calculated on the number of nights the rental was booked, and, that any fees charged are allocated to the Affordable Housing Reserve;
- b) Increasing the Short-Term Rental License Fee to strengthen the capacity of the City of Vancouver to recover costs;
- c) Amending eligibility requirements to allow each owner and each renter to apply for a Short-Term Rental License in each residence;
- d) Approving a maximum number of licenses issued, and specific to each of Vancouver's distinct 23 neighbourhoods;
- e) Requiring applicants seeking or renewing a City of Vancouver Short Term Rental License to provide:
 - i) A sample of their planned listing;
 - ii) Any photographs that will be used in advertising the proposed rental;
 - iii) All specific platforms they plan to advertise with;
 - iv) Written permission of strata council, if applicable.

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