



Re: Item No. 15.1.11  
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# Short-term Rentals

**Case 22423**

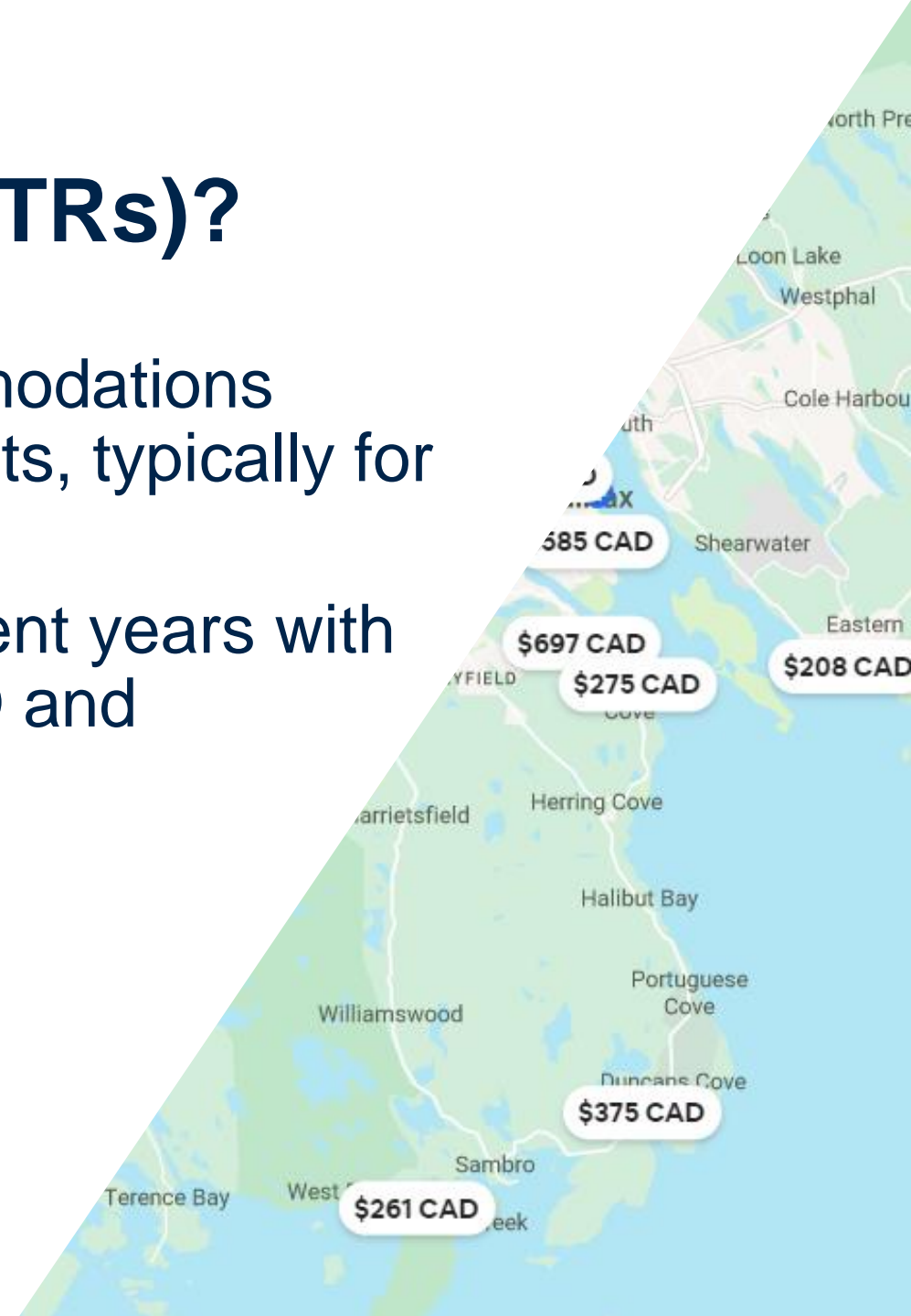
Regional Council

December 13, 2022

# What are short-term rentals (STRs)?

- STRs are temporary overnight accommodations rented out by property owners or tenants, typically for a few nights or weeks.
- STRs have grown more popular in recent years with online platforms such as Airbnb, VRBO and HomeAway.

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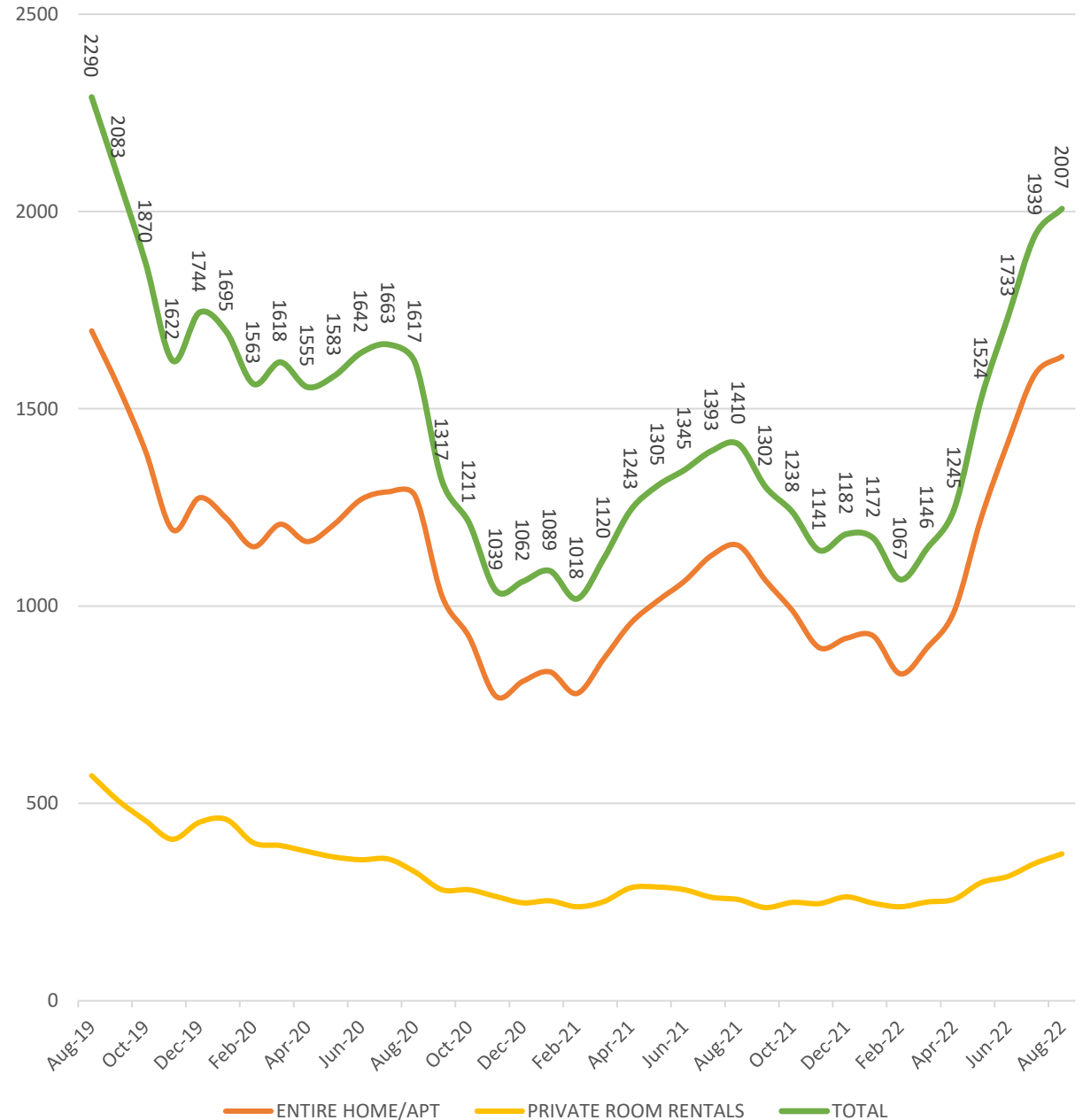


# Prevalence

- 2,007 Listings in August 2022
- Entire home rentals account for 80% of STRs
- 38,728 reservation days in August 2022 or 19.2 days per STR

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Active STRs in HRM - August 2019 to August 2022



# Background / Timeline

## May 2019 CPED

Request staff report:

- jurisdictional scan of regulations in other municipalities
- resident survey to understand impacts of STRs
- engage with industry and Province

## September 2020 Regional Council

Direct the CAO to:

- amend the Regional Plan and all applicable SMPs and LUBs to introduce region-wide policies, definitions and regulations for STRs
- develop STR rental registration requirements
- engage with community on proposed regulations
- request the Mayor write a letter to Province to request amendments to the HRM Marketing Levy Act



# 2020 Council Direction

1. Require all STRs to register with the Municipality. This would include STRs that are located within the host's primary residence and STRs located in the host's secondary residence (cottage) or income property(ies);
2. Within residential zones/neighbourhoods, only permit STRs in the host's primary residences;
3. Within neighbourhoods where hotels or other types of tourist accommodations are already permitted, allow commercial STRs; and
4. Consider modified provisions for STRs in rural areas.

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# Policy Direction - Comparative

More Restrictive → Less Restrictive					
STRs Prohibited	Primary Residence Only - Max. 90 to 180 Nights per Year - Bedroom Limit	Primary Residence Only - Max. 90 to 180 Nights per Year	Primary Residence Only	Primary Residence Only in Residential Zones - Permitted in Commercial Zones	Permitted in Primary and Secondary Residences
Markham	Brampton  Toronto	Los Angeles, USA  Paris, France  Hamilton (proposed)  Mississauga  Quebec City	Vancouver  Ottawa  Vaughan	<b>Halifax</b>	Calgary  Edmonton  London, ON  Saskatoon

Notes:

- Winnipeg developing regulations.
- Surrey prohibits STRs but allows bed and breakfasts, no other STR specific regulations.
- Montreal allows primary and secondary residences but only on limited commercial streets, some boroughs prohibit STRs, some boroughs include a minimum separation between each STR

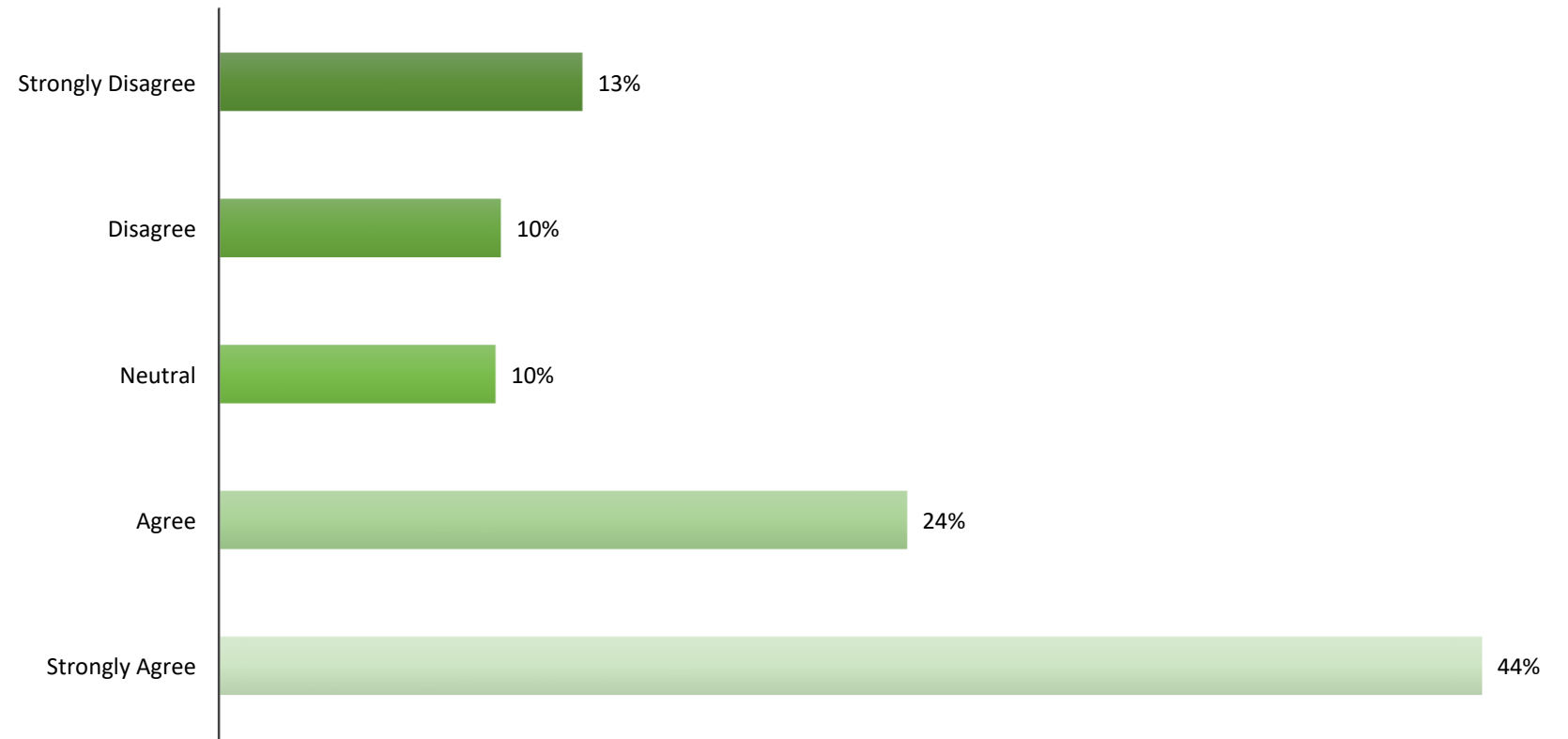
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# 2021/22 Engagement Summary

- Public Survey

- November 2020 – January 2021
- Over 4,000 responses
- General support for proposed approach

The September 2020 Staff Report recommended that, in residential neighbourhoods (zones), the municipality should only permit residential Short-Term Rentals in the primary residence of the host. Do you agree with this approach?

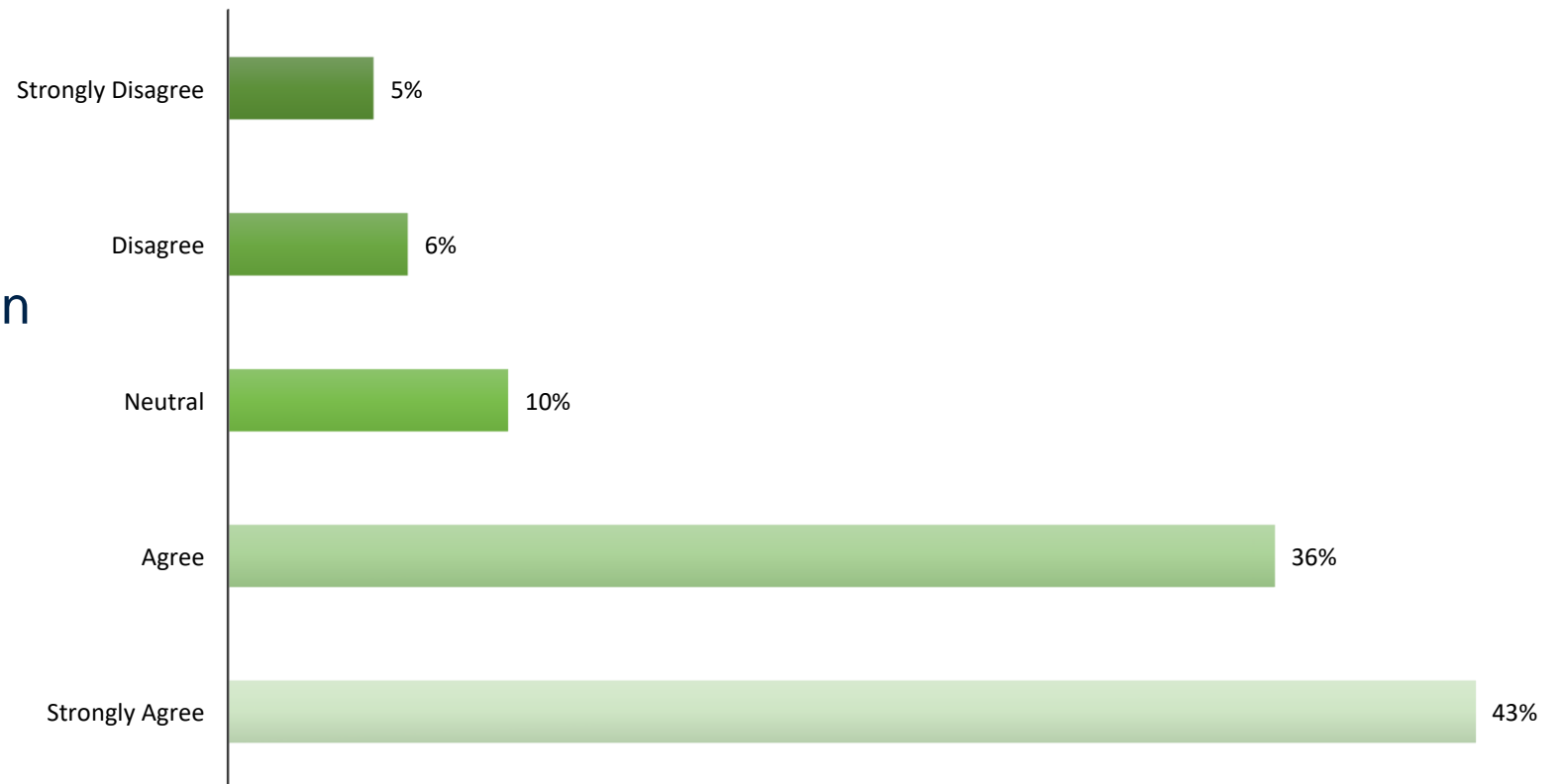


# 2021/22 Engagement Summary

## Support for Project Priorities

1. Protecting the supply of traditional rentals
2. Protecting the integrity of residential neighbourhoods
3. Collecting appropriate taxes
4. Requiring minimum standards
5. Collecting STR host information (how many units rented, location, etc.)

**Do you agree that the items noted above are the most important factors for HRM to consider in preparing regulations for Short-Term Rentals?**





# Engagement Summary

- Stakeholder Meetings
  - Discover Halifax, Halifax Partnership, Tourism NS, other Tourism Professionals
  - Dartmouth Neighbourhood Meeting
- Balancing tourism and housing
- Safety and compliance

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# Provincial Legislation

- **Tourist Accommodations Registration Act (TARA)**
  - Will require all STRs to register with the provincial registry
- Marketing Levy Act
- Assessment Act

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# Proposed Approach

- Region Wide LUB Amendments
  - Primary Residence Requirement
  - Commercial Permissions
- Further work on Rural Areas
- Additional regulations assessed in the future
- Compliance
- Rental Registry

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# Proposed Amendments

## Consistent Terminology

“**Short-term Rental**” means a dwelling unit, or part thereof, that is used mainly for the reception of the travelling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

“**Short-term Bedroom Rental**” means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

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# Proposed Amendments

## Consistent Permissions

	<b>Commercial Zones</b> (those that already permit commercial accommodations)	<b>Residential Zones</b>
<b>Whole Home STR</b>	Permitted	Permitted In Primary Residence Only
<b>Short-term Bedroom Rental</b>	Permitted	Permitted In Primary Residence Only

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# Proposed Approach

## Related Provisions

<b>Parking</b>	<ul style="list-style-type: none"><li>• Existing parking requirements for a dwelling continue to apply to whole home STRs</li><li>• Bed and breakfast parking requirements extended to short-term bedroom rentals</li></ul>
<b>Boarders &amp; Lodgers</b>	<ul style="list-style-type: none"><li>• Boarders and lodgers removed from LUBs</li></ul>
<b>Development Permit Exemption</b>	<ul style="list-style-type: none"><li>• Exemption from permit requirement for whole home STRs in a host's primary residence to allow operators renting on a temporary basis to do so without a permit</li></ul>

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# Recommendations:

That Halifax Regional Council:

1. Give First Reading to consider the proposed amendments to the Regional Municipal Planning Strategy (Regional Plan), Secondary Municipal Planning Strategies (SMPSs), and all Land Use By-laws (LUBs) as set out in Attachments A, B and C of the staff report dated December 7, 2022 to establish consistent region wide policies and regulations for short-term rentals and schedule a public hearing; and
2. Direct the Chief Administrative Officer (CAO) to prepare a staff report that explores approaches to tourist accommodations in rural parts of the Municipality that are outside of the urban service area boundary.

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