

Re: Item No. 15.1.4 - Presentation from First Reading

# HALIFAX

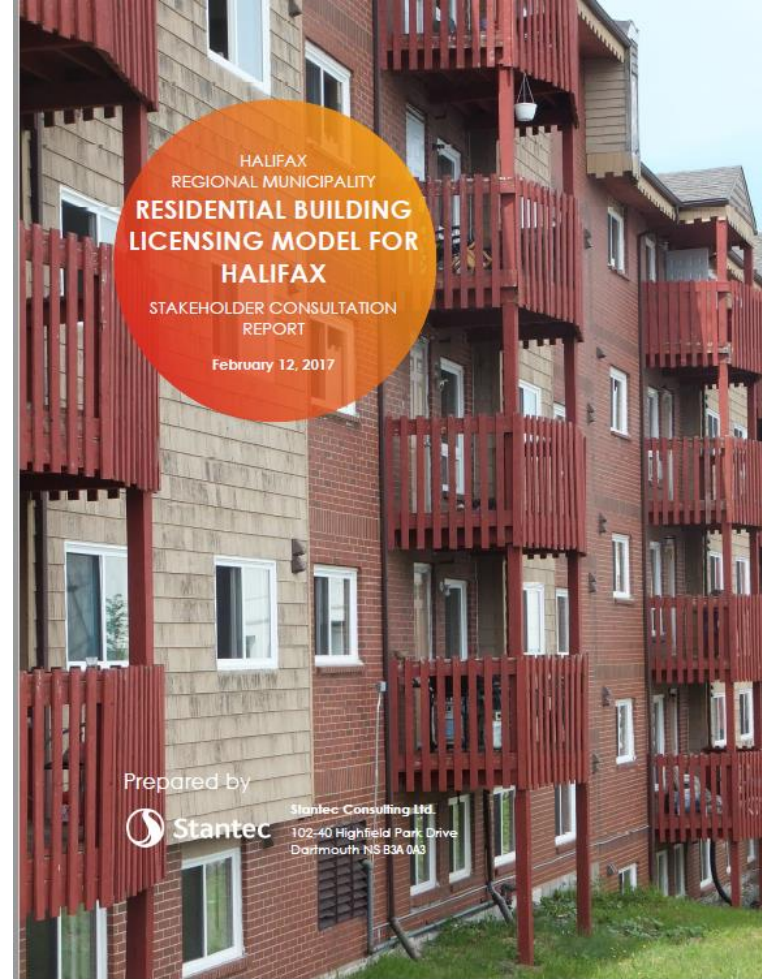
## **By-law R-400, Respecting Registration of Residential Rental Properties and Amendments to By-law M-200, Respecting Standards for Residential Occupancies**

Regional Council

January 24, 2023

# Background

- 2013-2016 Several staff reports and Council motions discuss the development of a rental registry/ licensing regime and improvements to minimum standards
- 2017-2018 Community and stakeholder engagement was undertaken by Stantec
- April 2019 Council Approved the framework for a Rental Registry vs. Licensing



# Rental Registry Framework

1. Building Registry
2. Strategic Inspection and Regulation
3. Safety Requirements
4. Community Integration and Education
5. Accountability



# By-law R-400 and M-200

## Development of R-400 (Rental Registry)

- Requirement for all residential properties to register
  - Properties must be registered by April 1, 2024
  - **Excludes** properties licensed under the *Homes for Special Care Act* and owner occupied dwellings in land leased communities
- Requires rental property owners to have Maintenance Plans
- Includes fines ranging from \$150 to \$10,000

## Amendments to M-200 (Minimum Standards)

- Range of amendments to strengthen existing provisions and provide clarity on building maintenance requirements



# Benefits and Next Steps

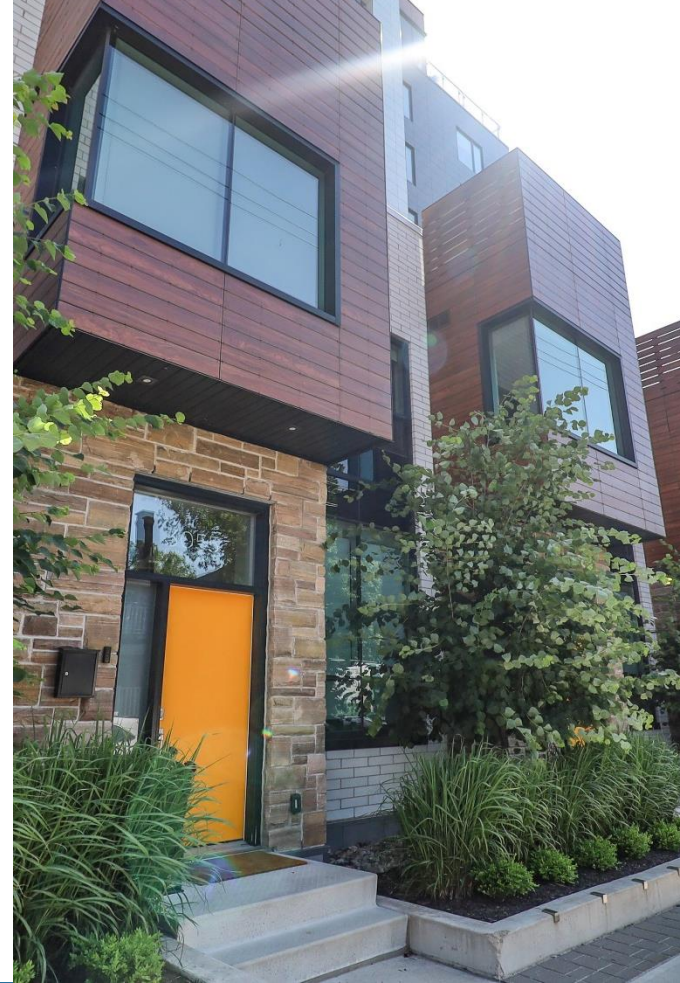
- Create the Registry and Website
  - Will include Educational Material for Landlord, Renters and Broader Community
- Share M-200 Violations publicly on HRM Open Data
- Establish framework for Proactive Building Inspections
- Return to Council to report on the effectiveness of rental registry and M-200 amendments



# April 2019 Correspondence from IPOANS

Investment Property Owners' Association of Nova Scotia (IPOANS) shared concerns with Councillors related to the April 2019 Rental Registry framework

- alignment with stakeholder feedback;
- financial implications;
- potential conflict with the *Residential Tenancy Act*; and
- the public release of minor landlord by-law violations



# February 2022 Correspondence from ACORN

In February 2022, ACORN Canada shared their recommendations to HRM related to work on the Rental Registry

- Proactively inspect HRM apartment buildings
- Require fee for registration
- Significant fines for non-compliance
- Report all inspections and violations on the [halifax.ca](http://halifax.ca) website
- Outreach and education



# Recommendation

It is recommended that Halifax Regional Council:

1. Adopt By-law R-400 Respecting Registration of Residential Rental Properties, the purpose of which is to establish a municipal residential rental registry, as set out in Attachment A of this report.
2. Adopt By-law M-202, the purpose of which is to amend By-law M-200 Respecting Standards for Residential Occupancies, the purpose of which is to amend certain minimum standards applicable to rental housing, as set out in Attachment C of this report.
3. Direct the Chief Administrative Officer to prepare a staff report, two years following implementation of the registry and the amendments to By-law M-200, on the effectiveness of the registry and the amendments to By-law M-200.