



## 1. What is a Short Term Rental (STR)?

A Short Term Rental is the use of a Dwelling Unit on a temporary basis (less than 30 days at any one time) for the financial benefit of the property owner to provide accommodation to the traveling public within a residential or mixed-use building.

## 2. What is a Bed and Breakfast (B&B)?

A B&B is the licensed use of a single family dwelling unit by a resident of the dwelling unit for the provision of temporary lodging of paying guests in not more than four guest rooms in the dwelling and the serving of a morning meal to such guests and includes the use of common living and dining areas in the dwelling by such guests. **Bed and breakfast use is prohibited in conjunction with a Secondary Suite.**

## 3. What is the difference between a STR and a B&B?

A STR can be operated in a **self-contained** dwelling unit, where a B&B must be operated in the main principal residence and entails the renting of rooms in the residence and use of common areas. A B&B cannot be in a separate dwelling unit from the principal residence.

Depending on your zoning, a STR may be permitted as a whole home rental with 24/7 property management services, or, may require a permanent resident STR operator to live onsite in a separate dwelling unit (i.e. operator lives in a legal secondary suite while the visitors stay in the primary dwelling, or vice versa).

## 4. What constitutes a self-contained dwelling unit?

When determining if your operation constitutes a STR or a B&B, owners need to consider whether they are requesting to allow visitors to stay within a self-contained dwelling unit. If the answer is yes, then you are looking to run a STR. While each situation is unique, some items that staff review in considering if a space is a self-contained dwelling unit include combinations of some of following items:

- Separate entrance
- Separate kitchen, dining, and living space
- Bedroom with windows, bathroom

- If the space has meaningful access to common areas of the house (e.g. a space that has everything needed to be self contained but includes a door to the main house may still be considered a self-contained dwelling unit)
- Separate washer and dryer
- Separate heating and ventilation system

## 5. Can I use a Carriage Suite or Garden Suite as a STR or B&B?

No, this is not permitted. A carriage suite or garden suite can only be rented on a long term basis.

## 6. What zones / properties permit a STR and B&B? What are the regulations?

All standard residential zones permit a B&B. A B&B must meet the following requirements: be operated within a single family dwelling; contain no more than 4 bedrooms that are rented; serve morning meals; allow use of common space to owners and renters; and not be located in a secondary suite.

STR includes more regulatory provisions than a B&B and vary depending on your zoning. The following **Comprehensive Development (CD) Zones** permit STRs. Please note that this does not include any strata regulations that you may be required to abide by. Please contact your strata for specific requirements.

CD Zone	CD Zoning Regulations
<b>CD Zone 2 (RMR)</b>	<ul style="list-style-type: none"> <li>• The use of a dwelling unit for temporary commercial tourist accommodation whether by means of a rental pool or not is permitted anywhere in this zone.</li> <li>• There is no requirement for a permanent resident onsite operator, and whole home rentals are permitted in all residential developments.</li> </ul>
<b>CD Zone 3 (North side of Victoria Road, adjacent to Farwell Neighbourhood)</b>	<ul style="list-style-type: none"> <li>• There is no requirement for a permanent resident onsite operator, and whole home rentals are permitted in all residential developments.</li> </ul>
<b>CD Zone 4 (Row Houses at Townley and Downie)</b>	<ul style="list-style-type: none"> <li>• There is no requirement for a permanent resident onsite operator, and whole home rentals are permitted in all residential developments.</li> <li>• STR use is restricted to no more than 120 days per calendar year.</li> <li>• Maximum occupancy shall be based on two adults per licensed bedroom with a total maximum of two licensed bedrooms per dwelling unit.</li> <li>• No signage is permitted.</li> <li>• Property owners are required to provide a contact number for themselves or representative located within the City and available 24 hours a day.</li> <li>• The contact number is to appear on the Business License posted in the STR unit.</li> </ul>

<b>CD Zone 5 (West of Farrell Road, North of Victoria)</b>	<ul style="list-style-type: none"> <li>• There is no requirement for a permanent resident onsite operator, and whole home rentals are permitted in all residential developments.</li> </ul>
<b>CD Zone 7 (Powerhouse Road)</b>	<ul style="list-style-type: none"> <li>• There is no requirement for a permanent resident onsite operator, and whole home rentals are permitted in all residential developments.</li> <li>• STR units must be owned, leased and/or rented along with the adjoining area of principal use.</li> <li>• STR units must be accessory to or in conjunction with a principal use.</li> <li>• STR units must be located within a principle building and be adjacent to the area of the principal use.</li> <li>• STR maximum occupancy per licensed bedroom is two, and the maximum amount of bedrooms is three.</li> <li>• STR units cannot exceed 70 sq. m in area, and are restricted to a maximum occupancy of 120 days per calendar year.</li> <li>• Property owners are required to provide a contact number for themselves or a representative located within the City and available 24 hours a day, and the contact number is required to appear on the Business License posted in the STR unit.</li> </ul>
<b>CD Zone 8 (Mackenzie Village)</b>	<ul style="list-style-type: none"> <li>• There is no requirement for a permanent resident onsite operator, and whole home rentals are permitted in all residential developments.</li> <li>• The maximum occupancy shall be calculated based on two adults per licensed bedroom with a total maximum occupancy of ten people.</li> <li>• No signage is permitted.</li> <li>• The property owner is required to provide a contact number for themselves or a representative located within the City and available 24 hours a day. The contact number is to appear on the Business License posted in the STR unit.</li> </ul>

The following **Standard Residential Zones** permit a STR under the following regulations:

<b>Standard Zone</b>	<b>STR Zoning Regulation</b>	<b>STR Zoning Regulations that apply to all zones in this table</b>
<b>MU-1, MU-3, and R-LD6</b>	<ul style="list-style-type: none"> <li>• Permitted in a single family dwelling, provided that a permanent Resident operates the STR <b>and</b> provides 24 hour property management services for the STR use.</li> <li>• Rentals of full single family dwellings are permitted in these zones <b>without</b> permanent resident onsite operators, so long as 24/7 property management services are provided.</li> </ul>	<ul style="list-style-type: none"> <li>• Permitted as an accessory use to a Single Family Dwelling.</li> <li>• Not permitted to be undertaken in a garden suite or carriage suite.</li> <li>• Not permitted on a Lot where a are Centre Minor, Hostel, a Bed and Breakfast or a Group Home already exists.</li> <li>• A maximum of four Sleeping Units and a maximum occupancy of eight people at any time within the Dwelling Unit designated as the STR.</li> </ul>
<b>MU-2 and the 59 properties</b>	<ul style="list-style-type: none"> <li>• Only permitted in a single family dwelling that contains a secondary suite.</li> </ul>	

<p><b>as shown in Section 6.6.6 of Zoning Bylaw No. 2406</b></p>	<ul style="list-style-type: none"> <li>• Only permitted when operated by a Permanent Resident residing in either the single family dwelling or secondary suite.</li> <li>• The Permanent Resident must be present any time the STR use is occurring.</li> <li>• Only permitted on a Lot where a Residential Use is occurring. The Residential use must be occurring in the Dwelling Unit that is not being used for the STR use.</li> <li>• Whole home rentals in these zones <b>are not</b> permitted.</li> </ul>	<ul style="list-style-type: none"> <li>• Shall not change, alter, detract from the residential character or external appearance of the Single Family Dwelling.</li> <li>• Shall not create a nuisance for surrounding properties, including, but not limited to, noise, light pollution or traffic that is disruptive to surrounding residents' use and enjoyment of their properties.</li> <li>• No signage will be permitted in conjunction with any STR.</li> </ul>
--	--	--

## 7. What are the business licensing requirements?

The following Business Licensing regulations are applicable for STR and B&B:

- A Business License is required for all STR / B&B operators.
- The owner shall provide the City with the current contact information for the operator of the STR or B&B.
- The operator shall be available 24 hours a day, seven days a week to address any nuisance concerns that may result while the STR or B&B is operating.
- If required, the owner shall accommodate all necessary inspections from the Fire or Building Officials and Bylaw Enforcement Officers.
- The owner must display the Licence so that it is prominently displayed within the STR or B&B premises and must also display a valid Licence as part of any marketing including, but not limited, to online listings for the STR or B&B.
- No advertising of a STR or B&B without a valid business license.
- For **STR operators** on properties in the MU-2 zone and those that are within boundaries as shown in Section 6.6.6 of the Zoning Bylaw, and for **all B&B operators**, you are required to be a permanent resident, live onsite with the property being their principle residence, and cannot have more than one principle residence for the purpose of operating a STR or B&B.

## 8. How much parking do I need for a STR or B&B?

You need 1 space per licensed bedroom. If you fall within a CD zone and the property is managed by a strata with a fixed amount of stalls, please speak directly with City staff after submission of your business license application. It is recommended that with your application you include a letter from the strata authorizing use of the parking spaces.

## 9. Who can operate a STR or B&B?

A STR or B&B can be operated by the owner or a renter (with permission of the owner). Permission from a strata may also be required, if applicable. For a STR, if there is no requirement for a permanent resident onsite operator and a whole house rental is permitted, the operator can be a local 24/7 property management service.

## **10. Does a STR or B&B impact my taxes?**

The City of Revelstoke sets tax rates based on classifications set by BC assessment. BC assessment determines assessed value and what classification your property falls within. The City does not have control over what classification a property is, only the tax rates applicable for that classification. Should owners have questions about how operating a STR can impact their taxes, it is recommended that they contact BC assessment.

## **11. How much is a business license?**

Business license fees are charged annually. The cost for a STR and B&B is \$500.00, plus \$250.00 per licensed bedroom.

## **12. How is the City enforcing STR / B&B regulations?**

The City is taking a proactive and reactive approach to STR and B&B regulation. The City will receive complaints and follow up if the operator is running a business without a valid business license. In addition, through the use of software, the City will track online listings for STR and B&B, and if no license has been issued, will be in contact with owner to ensure licenses are applied for. If operations continue, owners may be subject to ticketing.

## **13. How much are tickets?**

Each of the regulations contained within the zoning bylaw and business licensing bylaw are identified as separate offences in the Municipal Ticketing Information Bylaw. Each offence is subject to a fine of up to \$3,000.00 per day that the offence continues.

## **14. I'm not permitted a STR. What are my options?**

If you aren't permitted a STR or cannot comply with the regulations, the City recommends you consider the following:

- 1) Long term (greater than 30 day) rental. The City is currently experiencing a shortage of rental accommodation and recommends property owners consider renting to permanent residents of the community.
- 2) Operate a B&B. All standard residential zones permit B&Bs. This requires you to share your home with visitors who are renting out bedrooms in your principal residence with shared access to common space. A business license is required for all B&Bs.
- 3) Apply to rezone your lands to a zone where STR is permitted. While City cannot restrict the ability for an owner to submit a rezoning application, in accordance with Council policy regarding STRs, staff are unlikely to support individual rezoning applications. While staff are required to follow policy, Council is the final decision-making authority for any rezoning application and can approve the application even if it does not align with Council policy.