

# RDEK SHORT TERM RENTALS IMPLEMENTATION PROCESS

## NEWSLETTER // APRIL 2023

The Regional District of East Kootenay is moving ahead with the regulation of short term rentals (STRs) across the six RDEK Electoral Areas. This implementation phase is a continuation of the engagement process that has been ongoing since 2021.

### PROCESS UPDATE

In April 2022, the RDEK Board of Directors authorized staff to proceed with establishing a permitting process for STRs through Temporary Use Permits. Over the past year, staff has been moving forward with determining how the new Temporary Use Permit process can be implemented.

#### How will STRs be regulated?

A new category of Short Term Rental Temporary Use Permits or STR TUPs is being established for the Regional District. These STR TUPs will:

- Allow a STR use to be conducted where this type of rental is not permitted by the zoning bylaw.
- Require all STR Operators to apply for and be granted an STR TUP.
- Allow for the regulation of STRs based on specific mandatory and discretionary criteria.
- Allow the RDEK to establish conditions on permit issuance.
- Allow a mechanism for enforcement and ensure that contact information for STR Operators or a designated 24/7 contact person is available.
- Be subject to renewal after not more than 3 years.

### WE WANT TO HEAR FROM YOU

The intention of the RDEK in regulating STRs is not to prohibit them, but to identify criteria under which a permit can be issued and requirements for their operation. The proposed Criteria will become a checklist as part of the permitting process to ensure that the proposed STR complies.

The draft STR TUP criteria and an online comment form are available on the RDEK Engage Page.

The comment period will be open until May 7, 2023.



### PROPOSED IMPLEMENTATION TIMELINE



#### Implementation Plan Approval

- Board Authorization - **February 2023**
- Criteria Consultation - **April 2023**
- Newsletter - **April 2023**

**WE ARE HERE**



#### Policy and Regulatory Updates

- Bylaw Amendment Processes - **May / June 2023**
- New STR TUP Policy Adoption - **June 2023**



#### Application Intake Starts

- Application period open - **September 2023 open and ongoing**

### WHERE WE ARE AT NOW

The implementation process is underway and during this first stage there is an opportunity for public input on the proposed criteria requirements for STRs to be able to operate under a STR TUP.

What types of dwelling units or homes are eligible to be issued a permit and under what conditions or considerations must be determined.

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# RDEK SHORT TERM RENTALS IMPLEMENTATION PROCESS - CONTINUED

## NEXT STEPS

More detailed information on the other Implementation phases and the application process is anticipated to be released in early Summer.

The future stages of implementation include:

- Development of the administrative and regulatory frameworks required for the RDEK to issue, track and administer the new STR TUP program.
- Roll-out of the STR TUP Operator requirements in the RDEK Electoral Areas, including the intake window for applications for a STR TUP. The ability to apply for an STR TUP is anticipated to begin in September 2023.

The Engage Page will be updated to include new information as it becomes available. We anticipate this will include a Frequently Asked Questions (FAQ) Page as we move through the phases of implementation.

## SHARE YOUR THOUGHTS

Visit [engage.rdek.bc.ca/temporaryusepermits](https://engage.rdek.bc.ca/temporaryusepermits)  
to view the draft criteria  
and share your comments.

**Comment deadline: May 7, 2023**

## WHAT IS A SHORT TERM RENTAL?

Short term rental refers to the accommodation of paying guests in an entire single family dwelling, room(s) within a single family dwelling, secondary suite, apartment or condo for less than 30 days.

### THE RENTAL OF A RESIDENTIAL DWELLING UNIT

(either the entire dwelling or a room(s) within it)<sup>2</sup>



### IN ANY HOUSING TYPE

(e.g. houses, secondary suites, carriage houses, garden suites, cabins, apartments and condos)



PRIMARYLY UTILIZED BY  
VISITORS/TOURISTS



FOR A SHORT  
PERIOD OF TIME  
(e.g. less than a month)



OFTEN WITHOUT ANY  
IN-PERSON INTERACTIONS



FACILITATED BY  
PLATFORMS  
(e.g. Airbnb)



+ a small fraction

Source: Shannon Jamison, Eric Swanson. Regulating short term rentals: a toolkit for Canadian local governments. Generation Squeeze, 2020: [https://www.gensqueeze.ca/str\\_toolkit\\_2020](https://www.gensqueeze.ca/str_toolkit_2020)

## ? FURTHER INFORMATION

For more information on the Short Term Rentals Implementation process, the draft criteria and a comment form, visit the Engage Page at: <https://engage.rdek.bc.ca/temporaryusepermits>

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