



## **SHORT TERM RENTAL OF SINGLE FAMILY DWELLINGS POLICY**

Applicability: Planning & Development

Effective Date: November 14, 2012

### **PURPOSE:**

To outline bylaw enforcement procedures for the short term rental of single family dwellings.

### **POLICY:**

1. CVRD staff will investigate complaints regarding the short term rental of residential dwellings and will determine if a bylaw violation has occurred.
2. Enforcement will not be pursued against the following types of short term rentals unless the activity is occurring to a scale and extent that exceeds what is customarily incidental to residential use:
  - a. home stay/boarding;
  - b. home exchange;
  - c. house sitting;
  - d. seasonal rentals;
  - e. guest accommodation; and
  - f. work-stay accommodation.
3. Enforcement for short term rental activities for uses other than those listed above will be pursued when a residential dwelling unit is rented for a term of less than one month.
4. Upon confirmation that a dwelling has been rented for a term of less than one month, the property owner will be notified by registered mail that all short term rental activity must cease with 14 days of the notice.
5. If short term rentals continue after issuance of the 14 day notice, staff will seek direction from the Board to commence prosecution proceedings or to seek a court ordered injunction.
6. Nothing in this enforcement policy should be interpreted as giving permission to violate the applicable bylaws, and the CVRD Board may change this policy at any time, and may give direction to expand enforcement activities at any time.

Approved by: CVRD Board Approval date: November 14, 2012
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