

Attachment 2: Regulatory Regimes Targeting Rental Properties with Five or Fewer Units

Licensing			
Jurisdiction	Scope	Requirements	Fee
Dallas, Texas <i>Non-Owner Occupied Rental Program</i>	<ul style="list-style-type: none"> - Single or multi-tenant homes where non-owner occupied - Properties with three or more units at a multi-tenant structure register under the <i>Multi-Tenant Registration Program</i> 	<ul style="list-style-type: none"> - Name and contact information for property owner and property manager (if applicable) - Description of rental property (address) 	<ul style="list-style-type: none"> - \$25 per rental property annually - No renewal fee for properties with no violations during the previous registration cycle
Edmonton, Alberta <i>Rental Accommodation Business Licence for Congregate Living</i>	<ul style="list-style-type: none"> - Applies to congregate living (four or more unrelated individuals occupy sleeping units in a building with shared access to cooking, laundry, or sanitary facilities) 	<ul style="list-style-type: none"> - Description of rental property (address, type and number of units) - Owner and agent contact information - Staff details (if applicable) - Resident information - Site and floor plan - Fire inspection 	<ul style="list-style-type: none"> - \$218 annually
London, Ontario <i>Residential Rental Units Licence</i>	<ul style="list-style-type: none"> - Properties of 4 units or less and converted dwellings - Exemptions: apartment and townhouse buildings 	<ul style="list-style-type: none"> - Owner and agent contact information - Description of property (address, type, number of units) - Completion of self-certification checklist (may result in property standards inspection) - Random exterior inspection (if not inspected at time of application) - Fire inspection 	<ul style="list-style-type: none"> - \$55 per property annually
Mississauga, Ontario <i>Second Unit Licence</i>	<ul style="list-style-type: none"> - Secondary suites, basement apartments or in-law units - Lodging houses are licensed under a separate bylaw 	<ul style="list-style-type: none"> - Owner and agent contact information - Description of property (address, storey) - Inspections (fire and electrical safety) - Certificates from Planning and Building departments (if required) - Insurance certificate - Floor plan of second unit - Proof of ownership - Licence displayed on premises 	<ul style="list-style-type: none"> - Owner-occupied: \$500 application fee, \$250 renewal fee - Investor owned: \$1000 application fee, \$500 renewal fee
North Bay, Ontario <i>Residential Rental Housing Licence</i>	<ul style="list-style-type: none"> - All properties with 3-5 bedrooms - Currently applies to a designated geographic area (will apply to entire municipality in 2016) - Exemptions: Owner-occupied dwelling with 2 or fewer renters 	<ul style="list-style-type: none"> - Owner and agent contact information - Description of rental property (address, type, number of units) - Inspections (property standards and electrical) - Rental insurance - Copy of transfer/deed - Copy of written leases 	<ul style="list-style-type: none"> - \$300 per rental unit (includes the cost of inspections)

		<ul style="list-style-type: none"> - Parking and floor plans - Lot maintenance plan - Copy of licence on premises 	
<p>Oshawa, Ontario</p> <p><i>Residential Rental Housing Licence</i></p>	<ul style="list-style-type: none"> - Rental properties in the vicinity of Durham College and the University of Ontario Institute of Technology - Properties cannot have more than four bedrooms for rent (or five in Simcoe Street Corridor) and there are restrictions on the percentage of floor area that may be comprised of bedrooms 	<ul style="list-style-type: none"> - Owner and agent contact information - Description of property (address, type and number of units) - Property inspections (property standards, fire and electrical) - Certificate of insurance - Copy of transfer/deed - Written lease - Parking and floor plans - Maintenance plan 	<ul style="list-style-type: none"> - \$500 application fee per property - \$360 renewal fee (\$500 if submitted less than 60 days before license expires)
<p>Waterloo, Ontario</p> <p><i>Residential Rental Licence</i></p>	<ul style="list-style-type: none"> - Low-rise residential dwellings, specifically any property that does not meet all of the following: contains four or more dwelling units; has horizontally separated dwelling units; and has a common interior corridor system with a common exit at grade level - Includes single-detached dwelling, semi-detached, duplexes, triplexes, converted dwellings, and townhomes - Exemption: apartment buildings 	<ul style="list-style-type: none"> - Owner and agent contact information - Description of rental property (address, type and number of units) - Criminal records check - Electrical inspection report - Parking and floor plans - HVAC certificate - Insurance certificate - Transfer or deed - Property maintenance plan - List of tenants and contact information 	<ul style="list-style-type: none"> - Application fees range from \$44.98-\$688.45 based on license classification and number of rooms - Annual renewal fees range from \$24.54-\$413.07

Mandatory Registration

Jurisdiction	Scope	Requirements	Fee
<p>Barrie, Ontario</p> <p><i>Registration of Two-Unit Houses</i></p>	<ul style="list-style-type: none"> - Two-unit houses (i.e. basement apartment, secondary suite) 	<ul style="list-style-type: none"> - Name and contact information of property owner - Meets zoning, building code, fires code, property standards requirements - Site and floor plan 	<ul style="list-style-type: none"> - Between \$200 and \$890 depending on what inspections are necessary (fire, property standards, etc.) - One-time fee
<p>Buffalo, New York</p> <p><i>Rental Registration</i></p>	<ul style="list-style-type: none"> - All single and two-family homes, some three family homes and mixed-use dwellings that are not owner-occupied 	<ul style="list-style-type: none"> - Name and contact information of property owner and local agent (if applicable) 	<ul style="list-style-type: none"> - \$10 for single family home annually - \$20 for double family home annually
<p>Guelph, Ontario</p> <p><i>Two Unit Registration</i></p>	<ul style="list-style-type: none"> - Accessory apartments 	<ul style="list-style-type: none"> - Owner contact information - Description of rental units (location and number of bedrooms) - Meet zoning, building and fire requirements 	<ul style="list-style-type: none"> - \$150 one-time fee
<p>Markham, Ontario</p> <p><i>Registration of Two-Unit</i></p>	<ul style="list-style-type: none"> - Two unit houses 	<ul style="list-style-type: none"> - Fire inspection (\$300) - Signed declaration 	<ul style="list-style-type: none"> - \$150 per property

<i>Residential Occupancies</i>			
Newmarket, Ontario <i>Registration of Accessory Dwelling Units</i>	- Accessory dwelling units (i.e. basement apartments, in-law suites, secondary suites, etc.)	- Owner and agent contact information - Description of rental property (address) - Planning, building, fire and property standards approvals	- \$250 one-time fee
Pickering, Ontario <i>Two Unit House Registration</i>	- Two-unit houses	- Owner contact information - Inspection	- \$500 one-time fee
Syracuse, New York <i>Rental Registry Certificate</i>	- One or two-family non-owner occupied dwelling	- Name and contact information of property owner and local agent (if applicable) - Description of rental property (address, type, number of units) - Complete affidavit of compliance - Exterior inspection - Have no open cases with the Division of Code Enforcement or nuisance cases	- \$150 - No fee for properties in a Special Neighbourhood District
Whitby, Ontario <i>Accessory Apartment Registration</i>	- Accessory apartments	- Meet fire and property standards requirements	- \$115 one-time fee

Voluntary Certification				
Jurisdiction	Scope	Requirements	Administration	Incentives
Hamilton, Ontario - McMaster University <i>Rental Accountability Program</i>	- Off-campus student housing	- Complete the Rental Accountability Certificate (commitment to abide by the <i>Residential Tenancies Act</i>)	- University administers program	- Included in the university's Featured Listings - University can serve a mediation role if conflicts arise
Kingston, Ontario - Queen's University <i>Landlord Contract Program</i>	- Off-campus student housing	- Inspection by an independent third party to ensure compliance with property standards bylaw - Enter into contract with the university	- University administers program	- Granted exemption under <i>Residential Tenancies Act</i> to permit Tenancy Termination Agreements - Use of certification logo in university's listing service