LS23.1 Attachment 2

Attachment 2: Jurisdictional Scan of Short-term Rental Regulations

Jurisdictional scan of Canadian municipalities

Jurisdiction	Operator Licence or Registration	Operator Fees	Company Licence	Principal Res. Only	Limit on the number of nights rented	Safety Provisions	Nuisance Provisions
City of Toronto (Proposed)	✓ Operator registry	Registration fee: \$50	Licence application: \$5,000, plus \$1 per night booked	Permits short-term rentals in secondary suites	Entire dwelling rentals limited to 180 nights per year	Emergency information (911, fire escape route) to guests Comply with all laws, including Ontario Fire Code	Emergency contact that is reachable while operator is away
Province of Quebec	Classification Certificate	\$247.78 annually + \$5.22 per unit annually	*	*	*	*	*
Vancouver (Proposed)	✓ Business Licence	√ \$49	*	Prohibits short-term rentals in vacant secondary suites	×	Fire and property standards/ building reqs.	Landlord and strata permission required.

Jurisdictional scan of US municipalities

Jurisdiction	Operator Licence or Registration	Operator Fees	Company Licence	Principal Res. Only	Limit on the number of nights rented	Safety Provisions	Nuisance Provisions
Austin	Short-Term Rental Licence 1. Owner occupied 2. Not owner occupied 3. Multifamily/ commercial	\$443 for initial application \$236 renewal fee	*	3% cap on commercial rentals by census tract	*	Property standards/ building reqs.	Regulations regarding noise Cap on number of adults in unit
Chicago	 Shared housing host/unit -registers through platform Vacation Rental Licence - commercial rentals/B&Bs up to 6 rooms Shared Housing Unit Operator Licence - operate more than one shared housing unit 	Vacation Rental Licence and Shared Housing Operator Licence - \$250 every 2 years	\$10,000 + \$60 per unit listed	*	*	Fire and property standards/ building reqs.	Provide guest with contact information; renters must have landlord permission; occupancy limits; no hourly rentals
Denver	Short-Term Rental Business Licence	\$50 every 2 years for a Lodger's Tax ID + \$25 annually for the Short-Term Rental Business License	×	Permits short-term rentals in secondary suites	*	✓ Fire safety req.	Permission from landlords, owners, and HOAs
Los Angeles (Proposed)	Transient Occupancy Registration Certificate	None yet stipulated	*	Must reside 6 months in year Note: Decision makers requested that staff develop options that would permit commercial short-term rentals	180 nights	Fire and property standards/ building reqs.	The host shall be responsible for any nuisance violations

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Nashville	✓	✓	×	×	×	✓	✓
	Short-Term Rental Property Use Permit: 1. Owner-Occupied 2. Not Owner-Occupied 3. Not Owner-Occupied Multifamily	\$50 annual fee and signed affidavit		Only 3% of single- detached and two- family units may be short-term rentals within each census tract		Fire and property standards/ building reqs.	Abide by noise restrictions and regulations regarding the public peace and welfare City hosts a complaints hotline
New	✓	✓	×	×	√	√	✓
Orleans	Short-Term Rental Licence: 1. Temporary 2. Accessory (secondary suite or room)	 Temporary: \$50 for principal residents, \$150 without Accessory: \$200 		Principal residents pay lower fee	Temp. licence: 90 days	Fire and property standards/ building reqs.	Notify neighbours; occupancy limits; noise; odours, glare; vibrations, etc.
	Suite of footil)	3. Commercial: \$500					Landlord permission
	Commercial (change of use)	o. Commercian poo					Landiera permiesien
New York	*	×	×	✓	×	✓	×
	Short-term rentals are illegal except when owner occupied (Class A multiple dwellings)	No fee				Fire and property standards/ building reqs.	

Jurisdiction	Operator Licence or Registration	Operator Fees	Company Licence	Principal Res. Only	Limit on the number of nights rented	Safety Provisions	Nuisance Provisions
Philadelphia	✓	✓	×	×	✓	✓	✓
	 Limited Lodging, Short Term: Primary resident, fewer than 91 nights rented annually – must be primary residence and does not require permit Limited Lodging, Home: Primary resident, 91 to 180 days – must be primary residence and requires permit Visitor Accommodation Permit: 180+ nights per year – does not have to be primary residence and requires permit 	1. Limited Lodging, Short Term: no fee 2. Limited Lodging, Home: \$125 annually 3. Visitor Accommodation Permit: \$150 annually		Limited Lodging licences only for primary residents	Limited Lodging, Short Term: 90 days Limited Lodging, Home: 180 days	Fire reqs.	May not disturb neighbours; guests of lodgers only permitted between 8am and 12am
Portland	\checkmark	✓	×	✓	✓	✓	✓
(OR)	Accessory Short-Term Rental Permit: Type A: No more than 2 bedrooms rented to guests Type B: 3 or more bedrooms rented to guests (land use review required)	Type A: \$178.08 fee (includes bedroom inspection fee) and \$62 renewal annually Type B: \$100 fee and \$62 renewal annually		Principal resident must reside in home 9 months out of year No limit on rentals of accessory units		Fire and property standards/ building reqs.	Neighbourhood notice required
San	✓	✓	*	✓	✓	✓	✓
Francisco	Business Registration Certificate	\$50 annually + Business Registration Certificate ranging from \$91 to \$251 annually based on income	No licence but other regulation apply to companies	Permanent resident must occupy dwelling for 275 days annually	Limit of 90 unhosted nights per year	Fire and property standards/ building reqs.	City hosts a nuisance/ complaints email and phone line specific to short-term rentals

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Santa	✓	✓	×	✓	×	✓	✓
Monica	City Business Licence	Business Licence Tax applied \$75.00 on the first \$60,000 (different from income tax)	No licence but other regulation apply to companies			Fire and property standards/ building reqs.	Resident must take responsibility for/ prevent nuisances
Seattle	✓	√	✓	×	×	✓	✓
(Proposed)	Short-Term Rental Operator Licence	Annual licence fee of \$75	Short-Term Rental Platform Licence		Only one short-term rental unit permitted	Fire and property standards/ building reqs.	Proposal to include nuisance provision in final regulations.
			Proposed fee - annual licence fee				
			and a nightly fee				