Attachment 2: Jurisdictional Scan of Short-term Rental Regulations

LS23.1 Attachment 2

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	\checkmark	\checkmark	\checkmark	\checkmark	\checkmark	\checkmark	\checkmark
(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	\checkmark	\checkmark	×	×	×	×	×
Quebec	Classification Certificate	\$247.78 annually + \$5.22 per unit annually					
Vancouver	\checkmark	\checkmark	×	\checkmark	×	\checkmark	\checkmark
(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	\checkmark	\checkmark	×	×	×	\checkmark	\checkmark
	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	\checkmark	\checkmark	\checkmark	×	×	\checkmark	\checkmark
	 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	\checkmark	\checkmark	×	✓	×	\checkmark	\checkmark
	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	\checkmark	×	×	\checkmark	\checkmark	\checkmark	\checkmark
(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) 3. Commercial (change of use) 	 1. Temporary: \$50 for principal residents, \$150 without 2. Accessory: \$200 3. Commercial: \$500 	×	¥ Principal residents pay lower fee	✓ Temp. licence: 90 days	✓ Fire and property standards/ building reqs.	✓ Notify neighbours; occupancy limits; noise; odours, glare; vibrations, etc. Landlord permission
New York	★ Short-term rentals are illegal except when owner occupied (Class A multiple dwellings)	⊁ No fee	×	~	×	✓ Fire and property standards/ building reqs.	×

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Philadelphia	\checkmark	✓	×	×	\checkmark	\checkmark	✓
	 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 	 Limited Lodging, Short Term: no fee Limited Lodging, Home: \$125 annually 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 (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	\checkmark	\checkmark	×	\checkmark	✓	\checkmark	✓
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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\checkmark	✓	×	\checkmark	×	\checkmark	\checkmark
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
\checkmark	\checkmark	\checkmark	×	×	\checkmark	\checkmark
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				
	Registration ✓ City Business Licence ✓ Short-Term Rental Operator	Registration ✓ ✓ ✓ City Business Licence Business Licence Tax applied \$75.00 on the first \$60,000 (different from income tax) ✓ ✓ ✓ Short-Term Rental Operator Annual licence fee of	RegistrationLicence✓✓✓City Business LicenceBusiness Licence Tax appliedNo licence but other regulation apply to companies✓✓✓Short-Term Rental Operator LicenceAnnual licence fee of \$75Short-Term Rental Platform Licence✓✓Proposed fee - annual licence feeProposed fee - annual licence fee	RegistrationLicenceOnlyImage: Construction of the section o	RegistrationLicenceOnlythe number of nights rentedImage: constraint of the problemImage: constraint of	RegistrationLicenceOnlythe number of nights rentedProvisionsVVXVXVCity Business LicenceBusiness Licence Tax appliedNo licence but other regulation apply to companiesNo licence but other regulation apply to companiesFire and property standards/ building reqs.VVVXXVShort-Term Rental Operator LicenceAnnual licence fee of LicenceShort-Term Rental Operator LicenceShort-Term Rental Operator LicenceProposed fee - annual licence fee and a nightlyShort-term required and a nightlyFire and property standards/ building reqs.