

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	x	x	x	x	x
Vancouver (Proposed)	✓ Business Licence	✓ \$49	x	✓ Prohibits short-term rentals in vacant secondary suites	x	✓ 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	<p style="text-align: center;">✓</p> <p>Short-Term Rental Licence</p> <ol style="list-style-type: none"> 1. Owner occupied 2. Not owner occupied 3. Multifamily/ commercial 	<p style="text-align: center;">✓</p> <p>\$443 for initial application</p> <p>\$236 renewal fee</p>	✗	✗	✗	<p style="text-align: center;">✓</p> <p>Property standards/ building reqs.</p>	<p style="text-align: center;">✓</p> <p>Regulations regarding noise</p> <p>Cap on number of adults in unit</p>
Chicago	<p style="text-align: center;">✓</p> <ol style="list-style-type: none"> 1. Shared housing host/unit - registers through platform 2. Vacation Rental Licence - commercial rentals/B&Bs up to 6 rooms 3. Shared Housing Unit Operator Licence - operate more than one shared housing unit 	<p style="text-align: center;">✓</p> <p>Vacation Rental Licence and Shared Housing Operator Licence - \$250 every 2 years</p>	<p style="text-align: center;">✓</p> <p>\$10,000 + \$60 per unit listed</p>	✗	✗	<p style="text-align: center;">✓</p> <p>Fire and property standards/ building reqs.</p>	<p style="text-align: center;">✓</p> <p>Provide guest with contact information; renters must have landlord permission; occupancy limits; no hourly rentals</p>
Denver	<p style="text-align: center;">✓</p> <p>Short-Term Rental Business Licence</p>	<p style="text-align: center;">✓</p> <p>\$50 every 2 years for a Lodger's Tax ID</p> <p>+ \$25 annually for the Short-Term Rental Business License</p>	✗	✓	✗	<p style="text-align: center;">✓</p> <p>Fire safety req.</p>	<p style="text-align: center;">✓</p> <p>Permission from landlords, owners, and HOAs</p>
Los Angeles (Proposed)	<p style="text-align: center;">✓</p> <p>Transient Occupancy Registration Certificate</p>	✗	✗	✓	✓	<p style="text-align: center;">✓</p> <p>Fire and property standards/ building reqs.</p>	<p style="text-align: center;">✓</p> <p>The host shall be responsible for any nuisance violations</p>

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Nashville	<p style="text-align: center;">✓</p> Short-Term Rental Property Use Permit: <ol style="list-style-type: none"> 1. Owner-Occupied 2. Not Owner-Occupied 3. Not Owner-Occupied Multifamily 	<p style="text-align: center;">✓</p> \$50 annual fee and signed affidavit	✗	✗	✗	<p style="text-align: center;">✓</p> Fire and property standards/building reqs.	<p style="text-align: center;">✓</p> Abide by noise restrictions and regulations regarding the public peace and welfare City hosts a complaints hotline
New Orleans	<p style="text-align: center;">✓</p> Short-Term Rental Licence: <ol style="list-style-type: none"> 1. Temporary 2. Accessory (secondary suite or room) 3. Commercial (change of use) 	<p style="text-align: center;">✓</p> <ol style="list-style-type: none"> 1. Temporary: \$50 for principal residents, \$150 without 2. Accessory: \$200 3. Commercial: \$500 	✗	✗	<p style="text-align: center;">✓</p> Temp. licence: 90 days	<p style="text-align: center;">✓</p> Fire and property standards/building reqs.	<p style="text-align: center;">✓</p> Notify neighbours; occupancy limits; noise; odours, glare; vibrations, etc. Landlord permission
New York	✗	✗	✗	✓	✗	<p style="text-align: center;">✓</p> Fire and property standards/building reqs.	✗

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Philadelphia	<p style="text-align: center;">✓</p> <p>1. Limited Lodging, Short Term: Primary resident, fewer than 91 nights rented annually – must be primary residence and does not require permit</p> <p>2. Limited Lodging, Home: Primary resident, 91 to 180 days – must be primary residence and requires permit</p> <p>3. Visitor Accommodation Permit: 180+ nights per year – does not have to be primary residence and requires permit</p>	<p style="text-align: center;">✓</p> <p>1. Limited Lodging, Short Term: no fee</p> <p>2. Limited Lodging, Home: \$125 annually</p> <p>3. Visitor Accommodation Permit: \$150 annually</p>	✗	✗	<p style="text-align: center;">✓</p> <p>Limited Lodging, Short Term: 90 days</p> <p>Limited Lodging, Home: 180 days</p>	✓	✓
Portland (OR)	<p style="text-align: center;">✓</p> <p>Accessory Short-Term Rental Permit:</p> <p>Type A: No more than 2 bedrooms rented to guests</p> <p>Type B: 3 or more bedrooms rented to guests (land use review required)</p>	<p style="text-align: center;">✓</p> <p>Type A: \$178.08 fee (includes bedroom inspection fee) and \$62 renewal annually</p> <p>Type B: \$100 fee and \$62 renewal annually</p>	✗	✓	✓	✓	✓
San Francisco	<p style="text-align: center;">✓</p> <p>Business Registration Certificate</p>	<p style="text-align: center;">✓</p> <p>\$50 annually</p> <p>+ Business Registration Certificate ranging from \$91 to \$251 annually based on income</p>	✗	✓	✓	✓	✓

Jurisdiction	Operator Licence or Registration	Operator Fees	Company Licence	Principal Res. Only	Limit on the number of nights rented	Safety Provisions	Nuisance Provisions
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 Proposed fee – annual licence fee and a nightly fee	✗	✗ Only one short-term rental unit permitted	✓ Fire and property standards/ building reqs.	✓ Proposal to include nuisance provision in final regulations.