

## FOR INFORMATION

**TO:** Council **MEETING DATE:** February 5, 2025  
**FROM:** James Nyhus Chief Building Official  
**SUBJECT:** **Report to Council on Bylaw Violations by Short Term Rentals**  
**FILE NO:** 4010

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### **PURPOSE**

This report is prepared pursuant to Council Resolution No. 2024-12A-20:

“That a comprehensive report on the number of short-term rental related complaints for 2024 be presented to Council, including those related to licensed or suspected unlicensed short-term rentals, in the next two months.”

### **DISCUSSION**

#### **Summary**

In 2024 Bylaw Enforcement staff received 32 formal complaints pertaining to the use of short-term rentals (STR) in residential neighbourhoods. In addition, to complaints from the public, staff monitored STR business operations using tracking software (Granicus). This enabled enforcement of Business Licence Bylaw No. 520, 2012.

With thorough and fair investigation many of the complaints were resolved by voluntary compliance of the owner/operators. In some instances, bylaw infraction notices were issued in order to obtain compliance.

Of the 32 formal complaints, 22 were related to unlicensed operations and 10 were related to licenced operations. As a result, 62 bylaw infraction notices were issued. Note that multiple tickets may be result from a single complaint.

Six bylaw infraction notices were given to licenced STR owner/operators, and five were issued to non-licenced STR operators for violations within Business Licence Bylaw No. 520, 2012. Violations included operating a business without a licence and advertising without a licence, as identified by Bylaw Enforcement Officers using Granicus Software. The remaining infraction notices were issued for violations within other bylaws such as noise and wildlife attractants.

Additional non-licenced STR operators were identified and, after receiving a warning letter, either complied by removing their listings and ceasing operations or by applying for and obtaining a business licence.

Staff are hoping to move forward with the acquisition of a digital bylaw enforcement platform in 2025 which will consolidate complaints from all sources and enable Bylaw Enforcement Officers

to issue bylaw notices and/or municipal tickets directly. This will greatly improve both efficiency and ability to provide accurate statistics coming from a central data base.

### **Legislative Context**

BC's *Short-Term Rental Accommodation Act* was enacted after the District of Sechelt adopted its short-term rental provisions into Business Licence Bylaw No. 520, 2012. At the time of the writing of this report, the enforcement component of the *Act* has not been completed.

### **POLICY AND BYLAW IMPLICATIONS**

None.

### **SUSTAINABILITY PLAN IMPLICATIONS**

1. Social Sustainability and Community Well Being
2. Economic Sustainability
6. Sustainable Community Growth and Development

### **STRATEGIC PLAN IMPLICATIONS**

1. Effective Growth
2. Housing
3. Community Safety and Wellbeing

### **FINANCIAL IMPLICATIONS**

None.

### **COMMUNICATIONS**

This report will be available to the public through the District of Sechelt website.

Respectfully submitted,

James Nyhus

Chief Building Official