

BY-LAW NO. 12581

A By-law to amend License By-law No. 4450 Regarding Short Term Rental Regulations and Property Managers

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the License By-law.
2. In section 2, Council:
 - (a) strikes out “and utility bill.” and substitutes “and utility bill and, for the purposes of this by-law, a person may only have one principal residence unit.”; and
 - (b) adds a new definition, in the correct alphabetical order, as follows:

““Property Manager” means:

 - (a) an individual or business licensed by the Real Estate Council of BC to manage rental properties on behalf of owners of rental real estate; and
 - (b) an individual or business that carries on the business of managing Short Term Rental Accommodation on behalf of Short Term Rental Operators, including marketing the Short Term Rental Accommodation, but does not include an individual or business managing or marketing one Short Term Rental Accommodation.”.
3. Council amends section 3 by adding the following new subsection:

“(7) No person shall knowingly provide false or misleading information in an application for a business licence.”.
4. In section 25.1(7), Council:
 - (a) in subsection (a), strikes out “if the Short Term Rental Accommodation is a strata lot;” and substitutes “if the Short Term Rental Accommodation is or is in a strata lot; and”;
 - (b) in subsection (b), strikes out “; and” and substitutes “.”; and
 - (c) strikes out subsection (c).
5. Council amends section 25.1 by adding the following new subsection:

“(14) A Short Term Rental Accommodation Operator shall provide documentation or records that demonstrate compliance with this By-law to the Chief Licence Inspector upon request, including but not limited to:

- (a) documents demonstrating that the Short Term Rental Accommodation is their principal residence unit, including but not limited to documentation related to billing, identification, taxation and insurance purposes, which may include income tax returns, Medical Services Plan documentation, driver's licenses, personal identification, vehicle registration and utility bills;
- (b) proof of strata authorization if the Short Term Rental Accommodation is or is in a strata lot;
- (c) proof of owner or landlord authorization if the Short Term Rental Accommodation Operator is a tenant;
- (d) if the Short Term Rental Accommodation is managed or marketed by a property manager, the name and contact details of the property manager;
- (e) the Universal Resource Locator (URL) address of any online advertisements used to market the Short Term Rental Accommodation;
- (f) all specific Short Term Rental Accommodation platforms used to market the Short Term Rental Accommodation;
- (g) documentation indicating the number of days that the dwelling unit, or bedroom or bedrooms in a dwelling unit, was used as a Short Term Rental Accommodation; and
- (h) any other documentation that the Chief Licence Inspector deems necessary to demonstrate compliance with this By-law.”.

6. Council strikes out the section heading “PUBS” and “24.1 DELETED” and substitutes the following:

“

PROPERTY MANAGERS

- 24.1 (1) No property manager shall carry on the business of managing a rental property or a Short Term Rental Accommodation unless the owner of the rental property or the Short Term Rental Accommodation Operator holds a valid City licence to carry on the business of providing rental property or Short Term Rental Accommodation.
- (2) Property managers of Short Term Rental Accommodations must:
- (a) ensure that the City of Vancouver business license number issued to the Short Term Rental Accommodation Operator is included in a conspicuous place in any medium or material used to market the Short Term Rental Accommodation;

- (b) remove the Short Term Rental Accommodation from any medium or material used to market the Short Term Rental Accommodation upon notice from the Chief Licence Inspector;
- (c) ensure that all of the Short Term Rental Accommodations they manage or market comply with this By-law; and
- (d) provide the following information to the Chief Licence Inspector upon request to demonstrate compliance with this By-law:
 - (i) the full address of all Short Term Rental Accommodations they manage or market,
 - (ii) the Universal Resource Locator (URL) address of any online advertisement used to market the Short Term Rental Accommodations,
 - (iii) all specific Short Term Rental Accommodation platforms used to market the Short Term Rental Accommodations,
 - (iv) documentation indicating the number of days that each of the Short Term Rental Accommodations they manage were used as Short Term Rental Accommodation, and
 - (v) any other documentation that the Chief Licence Inspector deems necessary to demonstrate compliance with this By-law.”.

7. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

8. This By-law is to come into force and take effect on January 1, 2020.

ENACTED by Council this 26th day of November, 2019

Signed _____ “Kennedy Stewart”
Mayor

Signed _____ “Katrina Leckovic”
City Clerk