

Short-Term Rental Licensing

June 2, 2025

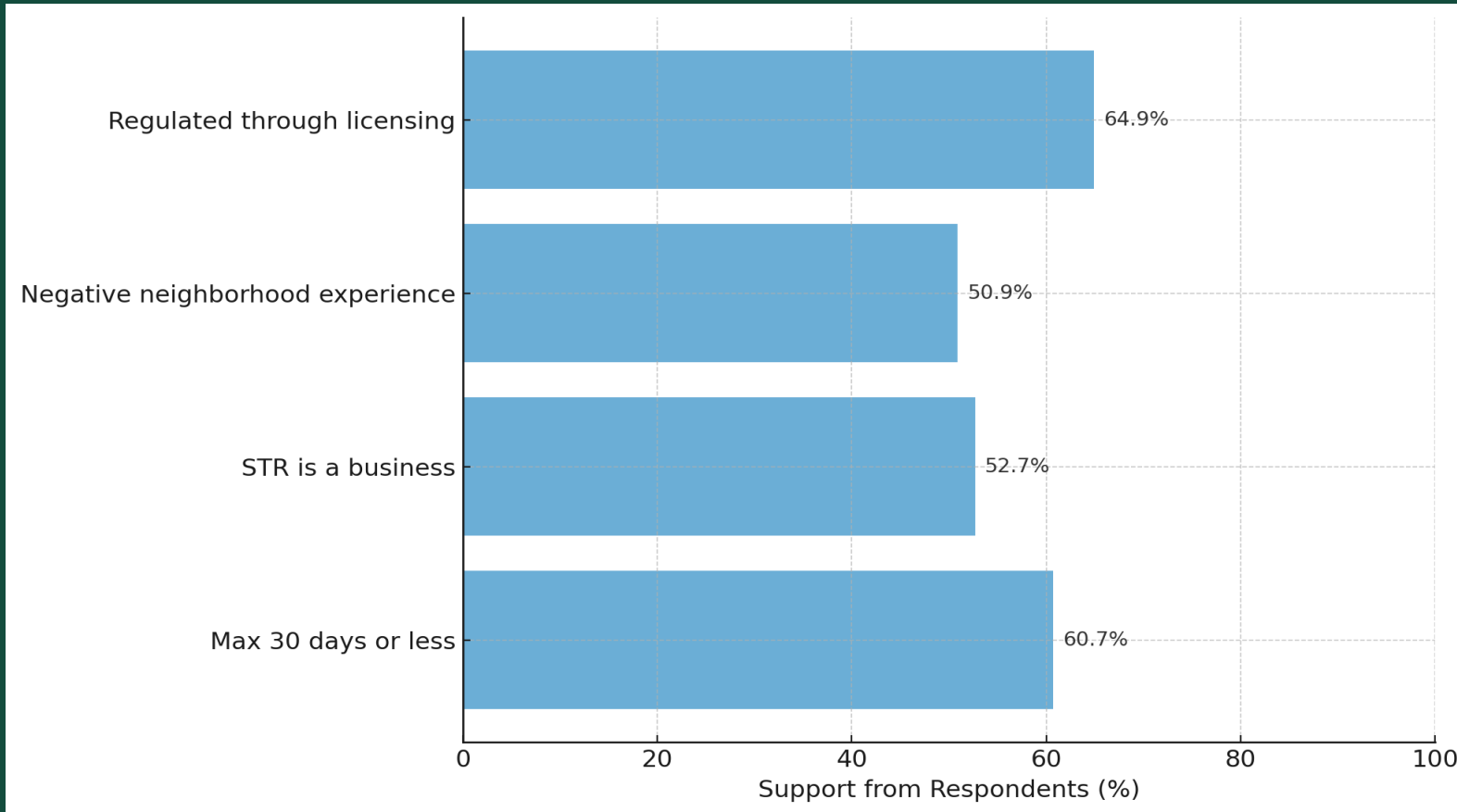
Background

- Housing for All Strategy
- Proposed Shared Accommodation By-law to address Lodging Homes and Short-Term Rentals (STR) separated
- Lodging House By-law implemented January 1, 2025.
- Further engagement and consultation

Engagement

- In-person information sessions
- Municipal scan
- Consultation with STR platforms – Airbnb
- Engage Kitchener Survey – 581 contributors
 - 82% of which have an STR operating in their neighbourhood
 - Residents support balanced licensing regulations

Key Insights



What we Heard

STRs worsen the housing crisis by decreasing the availability of long-term rental options, increasing housing prices, and creating competition for affordable housing

Licensing encourages safety and accountability

STRs boost tourism and flexible housing options for temporary needs

Only those STRs operating out of a host principal residence should be permitted.

Licensing may have potential challenges for small operators, higher costs, and decreased flexibility

Why Regulate?

- Public safety
- Consumer protection
- Nuisance control
- Neighbourhood cohesion
- Improves oversight and accountability
- Enables data collection

Proposed Regulations

Tiered Licensing

Short-Term Rental Company

Short-Term Rental Principal Residence

Short-Term Rental Commercial

Proposed Regulations

Application Requirements:

- Fire Safety Checklist
- Floor plans
- Dedicated Responsible Person
- Guest Handbook
- Proof of adequate Insurance Coverage
- Licensing fee \$300-\$500

Insurance Requirements

- As soon as you offer your property for rent on a home sharing website, your home becomes a business
 - Increased risk: property damage, injury, liability
 - Standard homeowner insurance does not cover this type of rental activity
- STR insurance costs are determined based on property and coverage requirements.
- Insurers use a series of factors to determine the cost of your premiums.

Recommendation

- Proposed framework supports a low-barrier way to bring STR activity into compliance with licensing requirements
- Improved oversight, accountability and support public safety
- Allow for useful data collection to track trends, impact on long-term housing and neighbourhood concerns
- Public engagement supports balanced regulation

Implementation Timeline

Application intake
January 1, 2026

•Public awareness
campaign will
focus on new
regulations

Ongoing monitoring to
ensure all aspects of
the by-law continue to
be relevant and make
any minor revisions

New administrative
resource to support
customer service,
application processing
and issuance

•Proactive
planning and
strengthened
enforcement
measures

Questions