

Short-Term Rentals: Frequently Asked Questions

April 2024

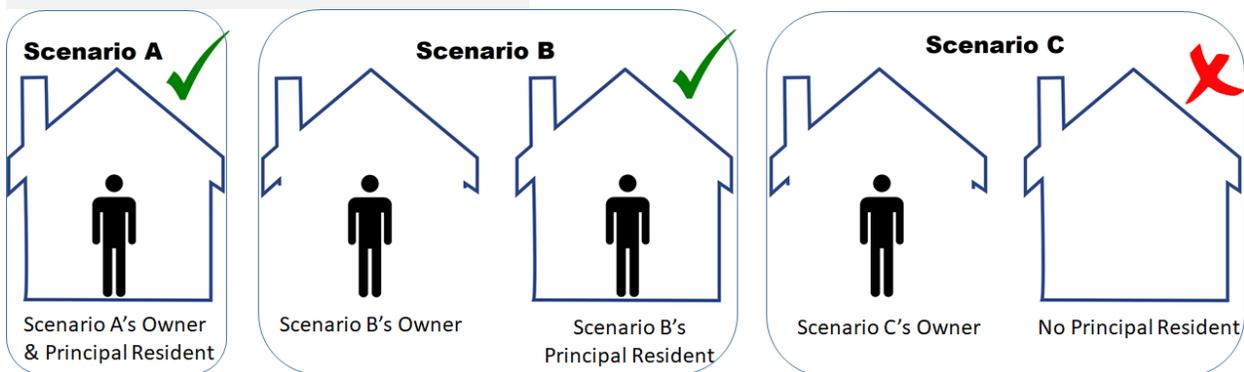
1. What are Short-Term Rentals? Short-Term Rentals are rentals under 28 consecutive days and include those listed on online accommodation platforms such as Airbnb, VRBO, booking.com, etc.

The complete definition of Short-Term Rental can be found in Section 2 (Definitions) of the Zoning Bylaw.

2. Where are Short-Term Rentals permitted? Short-Term Rentals are only permitted on the “same lot” as someone’s Principal Residence (where a long-term residential use is occurring), as shown on the diagram below, and are subject to meeting the City’s Short-Term Rental regulations (business licence, safety and fire requirements, parking, etc.).

A Short-Term Rental is permitted as an Accessory Home Occupation within all housing types (single detached home, duplex, townhouse, apartment), including secondary suites, coach houses, and garden suites, subject to additional permissions.

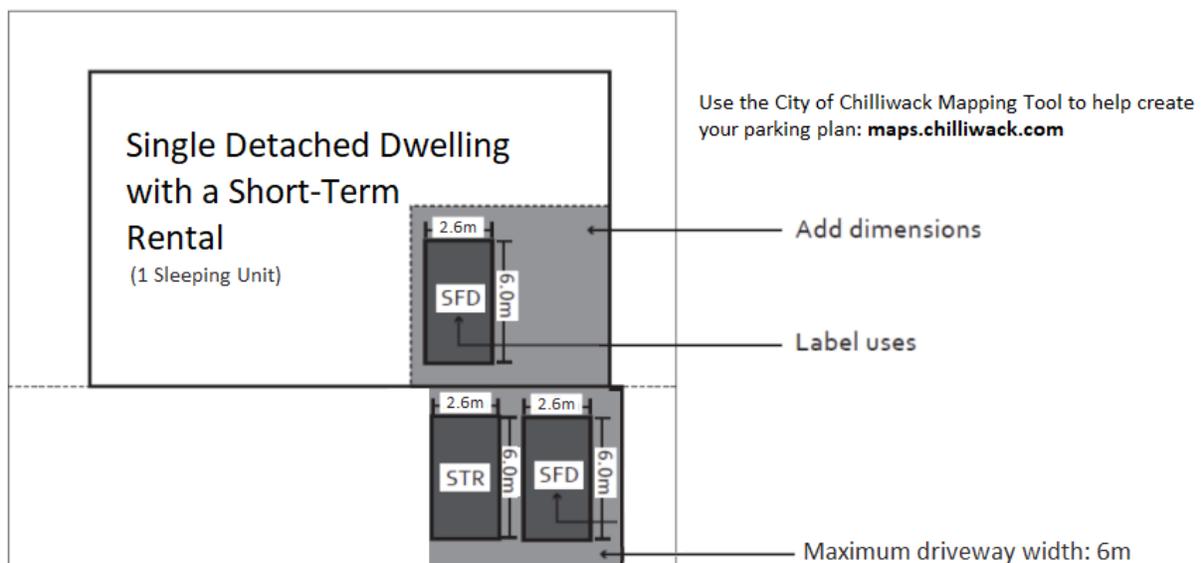
Short-Term Rentals are not permitted in Recreational Vehicles, or any other structure or shelter that is not a Dwelling Unit or Accessory Dwelling Unit.



3. What is a Principal Residence? A Principal Residence is the usual place where an individual lives, makes their home, conducts their daily affairs, and receives mail (i.e., a Dwelling Unit with the residential address used on documentation related to billing, identification, taxation and insurance purposes including income tax returns, driver’s licenses, vehicle registration and utility bills).

<p>4. How many bedrooms are allowed to be rented out as a Short-Term Rental?</p>	<p>A maximum cap of 3 Sleeping Units (i.e., bedrooms) per Short-Term Rental is permitted.</p>
<p>5. How many guests are allowed at one time?</p>	<p>A maximum cap of 8 guests per Short-Term Rental is permitted.</p>
<p>6. How much parking do I need to provide for the Short-Term Rental?</p>	<p>1 parking stall per Sleeping Unit is required. The parking stalls must be unenclosed, freely accessible to the guest, and “signed” to designate the stall for the sole use of the guest (i.e., “Short-Term Rental parking only”).</p> <p>The total number of Sleeping Units permitted on a property for a Short-Term Rental is contingent on the number of parking stalls that can be provided on site, up to a maximum of 3 Sleeping Units. For example, if the property can only provide 1 parking space for the Short-Term Rental, they can only have 1 Sleeping Unit.</p>

Example Parking Plan



<p>7. Do I need a business licence to operate a Short-Term Rental?</p>	<p>Yes. A City of Chilliwack Accessory Home Occupation business licence is required to operate a Short-Term Rental. The annual fee is \$100.</p> <p>If you have any questions please contact the Planning Department at 604.793.2906, email planning@chilliwack.com or visit City Hall at 8550 Young Road.</p>
<p>8. What kind of documentation is required for the business licence application process?</p>	<p>An addition to submitting a completed Accessory Home Occupation business licence application, you are required to submit the following:</p>

	<ul style="list-style-type: none"> a) Submit proof the Short-Term Rental will operate on the same lot as the Principal Residence (i.e., submit a copy of government issued identification showing your address, a copy of the previous year’s Home Owner Grant, a voter registration card, etc.). b) Identify the number of Sleeping Units that will be contained in the Short-Term Rental (i.e., submit a marked-up floor plan). c) Submit a parking plan that meets parking requirements within Zoning Bylaw for Short-Term Rentals. d) Submit an Owner Consent Form, if applicable. e) Submit a Strata Consent Form, if applicable. f) Submit a Fire Safety Self-Inspection Form. g) Submit a Fire Safety Plan. <p>It is strongly advised that you confirm your home insurance policy allows for Short-Term Rentals. You are responsible for contacting your insurance provider and advising them of your intention to operate a Short-Term Rental on your property.</p>
<p>9. I have an existing licensed Bed and Breakfast. How do the new Short-Term Rental regulations affect my operation?</p>	<p>Bed and Breakfasts are considered a type of Short-Term Rental. All existing licensed Bed and Breakfasts are not impacted by the new regulations. Bed and Breakfasts will be subject to the same Accessory Home Occupation business licence processing route and fee as currently paid (\$100/year). The same limits on number of Sleeping Units (3) and guests (8) applies. The parking requirement is now set at 1 parking stall for every Sleeping Unit. Morning meals are permitted.</p>
<p>10. I have an existing, unlicensed Short-Term Rental. How do the Short-Term Rental regulations affect my operation?</p>	<p>An Accessory Home Occupation business licence is required for all Short-Term Rentals, regardless of whether the Short-Term Rental “pre-existed”. You are also required to meet most-current regulations and address all deficiencies prior to issuance of the business licence.</p>
<p>11. I own and live in my home (in the main portion). Could my legal secondary suite be used as a Short-Term Rental?</p>	<p>Yes. You will be required to submit proof the Short-Term Rental is operating on the “same lot” as the Principal Residence (where a long-term residential use is</p>

	occurring). Legal coach houses and garden suites are also permitted to be used as a Short-Term Rental.
12. I'm a renter. Can I have a Short-Term Rental?	Yes. The regulations allow renters (where a long-term residential use is occurring) to operate Short-Term Rentals with permission from the property owner (and strata, if applicable).
13. Will I be able to rent out my home while I am away on vacation?	Yes. You are permitted to rent out your home (your Principal Residence) for a maximum of 28 consecutive days a year. You are still required to meet all other Short-Term Rental regulations and obtain a 1 month business licence (\$10 fee).
14. Are Short-Term Rentals allowed in strata units?	Yes, but only if your strata bylaws permit them and the operation takes place within your Principal Residence. Written authorization from the strata council that indicates compliance with strata bylaws is required for business licensing.
15. My strata bylaws state that Short-Term Rentals are not permitted. Can I still have a Short-Term Rental?	No. You must comply with your strata bylaws regardless of the City regulations. The City is not responsible for nor able to enforce strata bylaws.
16. Who do I call about a potential bylaw infraction with a Short-Term Rental?	Please call the City's Bylaw Enforcement Department at 604.793.2908.

Long-Term Renters & Boarding:

A long-term rental is a property that will be rented out for more than 28 days at a time. This may include wholly renting out an apartment, your secondary suite or coach house, etc. A Dwelling Unit or Accessory Dwelling Unit that provides long-term rental accommodation (i.e., involves a written fixed-term residential tenancy agreement or payment of a security deposit) does not qualify as a Short-Term Rental and is exempt from acquiring a business licence. This means that other similar uses that commonly provide long-term accommodation, such as Boarding, is not considered a Short-Term Rental and would be exempt from acquiring a business licence. Examples of Boarding could be a roommate of the principal resident or a homestay exchange student living with a family. Short-Term Rental regulations of the City do not apply in these instances.

FOR FURTHER INFORMATION PLEASE CONTACT:

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