

Operating a Short-Term Rental in Victoria

Short-term rental:

A space rented out for less than 30 days

Principal Residence Licence:

You live there

Non-Principal Residence Licence:

You don't live there

Legal Non-Conforming:

Rental of the entire non-principal residence is allowed because short-term rentals were allowed before the bylaw

What about renters?

Renters, if authorized by the owner, can rent up to two rooms in their shared living space.

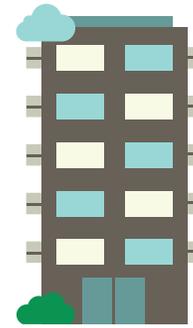


Single Family Dwelling



Single Family Dwelling

Only principal residence short-term rentals permitted



Condo

- Principal residence short-term rentals permitted
- Non-principal residences permitted but only for legal non-conforming buildings

The City of Victoria regulates short-term rentals to protect availability and affordability of long-term rentals and ensure that short-term rental operations do not unreasonably interfere with neighbouring residential uses. To operate a short-term rental in Victoria for stays of less than 30 days, you must have a Short-Term Rental Business Licence and comply with operating requirements.

500+
Number of licences issued per year

\$150
Principal residence licence fee

\$1,500
Non-principal residence licence fee

Fines are retroactive

\$500/day
Fine for operating without a licence

\$250/day
Fine for advertising without a licence

FOR MORE INFORMATION

Learn more and get Short-Term Rental Business Licence applications online:

victoria.ca/STR

1 Centennial Square
Victoria, BC V8W 1P6

victoria.ca

Operating a Short-Term Rental in Victoria

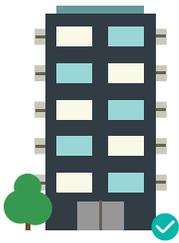
1. Single Family Dwelling, No Suite



Raj and his family live in the Fairfield neighbourhood. Now that their oldest daughter has left for university, Raj explores operating a short-term rental in the spare room to offset expenses. He submits an application and an

inspection by a bylaw officer confirms the short-term rental would be in compliance with bylaws. After paying his licence fee, Raj is issued a licence and begins to operate. His rental is successful, and he can block dates to allow his daughter or other friends and family to come visit. His licence also allows Raj to rent the entire home for the two weeks they are away on holiday.

2. Non-Principal Residence Condo



Sam is a young professional who is offered a job in Vancouver and wants to rent out his entire place. He doesn't want to have a long-term tenant because he wants to come back periodically on weekends. His condo strata allows short-term rentals because the building has legal non-conforming status, which means rental of the entire non-principal residence is

allowed because short-term rentals were allowed before the bylaw. Sam is issued a short-term rental licence and lists his unit online, which he manages from Vancouver. He hires a licensed cleaning company to reset the unit between guests and things are running smoothly.

3. Principal Residence Condo



Jordan lives in a two-bedroom condo in James Bay. She likes to be able to offer her friends a place to stay when they come visit, so she is reluctant to take on a tenant. Jordan can rent a room for less than 30 days when she is home. After obtaining a licence, she begins to operate. She really enjoys

welcoming guests from around the world, cooking with them and learning more about their cultures. Four times a year, Jordan goes on holiday and rents the entire condo, which is allowed with her principal resident operator licence.

4. Single Family Dwelling with Suite/Duplex



Aaron and his brother own a house with a suite in the Rockland neighbourhood. Wanting to operate the suite as a short-term rental, Aaron reviews the licensing requirements and learns self-contained suites are not allowed as short-term rentals.

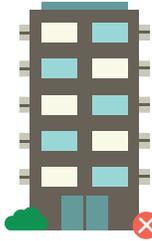
5. Garden Suite/Carriage House



Chen and Tao own a single-family home in the Oaklands neighbourhood and recently completed construction of a new carriage house. The plan is for Chen's mother to reside there six

months of the year while visiting, and rent the suite out the other six months. Chen and Tao apply for a business licence and when a bylaw officer comes to inspect the suite, they learn self-contained suites are not allowed to operate as short-term rentals. Instead, Chen and Tao decide to do monthly rentals which works out great for Sandy who is a seasonal worker just hired at a downtown hotel. This works out better than a short-term rental because Chen and Tao don't have to clean between every guest.

6. Condo



Sarah buys an older condo as an investment property to operate as a short-term rental. She gets incorrect information from a realtor and believes the condo is in a legal non-conforming building (exempt because short-term rental of non-principal residences was allowed before the bylaw) and begins to operate. Sarah applies for a licence, but to her surprise her application is denied because the building is not exempt and short-term rentals are not allowed.