

From: [Gillian Cramm](#)
To: [Gillian Cramm](#)
Subject: FW: HELP Area E Opt-in to STR Legislation !
Date: March 6, 2024 12:18:08 PM

From:
Sent: Wednesday, February 21, 2024 3:38 PM
To: jzaffino@rdos.ca; Christy Malden <cmalden@rdos.bc.ca>
Subject: HELP Area E Opt-in to STR Legislation !

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Please be advised that the following email was sent to all RDOS Directors. We have also sent in a separate request to appear as a delegation to the RDOS Board.

Please HELP Area E Opt-in to the new Provincial STR legislation. As you may be aware the residents of Naramata have been long seeking a remedy to address Short Term Rentals in our community. The proposed provincial legislation for Short Term Rental is in line with the community's desire to ensure regulation and enforcement as evidenced by the over **630 and growing signatures** on the attached petition. This number of signatures supporting opting in exceeds the 609 total votes cast in the last election of which our current Director Adrienne Fedrigo received 326, where one of her campaign commitments to our community was to address the STR problem through new regulations. See attached petition: https://www.change.org/p/opt-in-for-area-e-naramata-to-provincial-short-term-rental-regulations?recruiter=1264149066&recruited_by_id=314df820-ccd0-11ec-b46f-23623363416e&utm_source=share_petition&utm_campaign=petition_dashboard_share_modal&utm_medium=sms

Despite this overwhelming support from the Naramata community, our Director remains reluctant to commit to her constituents on opting-in. During a recent meeting with us, Adrienne raised the following concerns; economic impacts to the winery industry and local business community, administrative costs for adding in business license processes and that the current TUP gives more authority to the RDOS, the legislation doesn't address affordable housing, and feels that more study is warranted.

We and the Naramata community disagree with Adrienne's assessments. On the economic issue, when 42 % of property owners in Area E live somewhere else, their interests and investments aren't contributing to Naramata's health or growth. The primary financial benefit from renting STR goes to the non-resident homeowner using the housing for investment purposes, which in turn raises property values in the area. Short-term rentals with a principal resident will still support the local winery and business economy year-round. Many of the winery businesses support the restriction on whole-home as it would open up more opportunities for employee housing in the area.

Adrienne also doubts that an increase in long-term rentals would increase affordable accommodation citing that renting a whole house is out of reach for most people. Regrettably, she misses the point, that the provincial STR strategy seeks a balance when both new and existing homes are built/modified to have a suite, that this has provided more affordable options for local residents, either through more rental accommodation being available and providing opportunity as a mortgage helper for the primary resident/homeowner.

Concerning increased administrative costs, the TUP process already generates administrative costs with little or no enforcement benefit as many STR in Naramata do not bother with this process, **evidenced by the number of 137 on-line listings (source: www.airdna.co) of which only 13 (<10%) have obtained a TUP.** Adopting the business licence requirement with the province's infrastructure to help regulate will provide greater and more efficient enforcement. Additional requirements, similar to the TUP requirements can be added to the business license requirements. Overall we believe the new legislation will provide a balance to our community on short-term rentals, while eliminating whole house rentals and provides a good first step solution to issues a majority of primary residents have been asking for – an on-site primary resident where rental dwelling(s) exist, a method of tracking rental dwellings in the area (many are operating without permit), and the supports to put these measures in place.

Finally, we do not believe further study will yield any substantial new information and delaying Area E from opting in now puts our community at even higher risk as a speculative market, increasing housing prices, and more empty houses, and thus eroding our community's well-being.

While we can appreciate that it is unusual for another Director other than our own to take the lead on opting in our behalf, we feel we are in this difficult position given our Director's reluctance to commit to opting-in. Given our community's overwhelming support to opt-in, we are requesting your support to put

forth, recommend and support the following Motion.

MOTION

That the RDOS Board receive the attached petition in support of Area E opting in the Province of BC new legislation for Short-term rental; and

Further that the RDOS Board supports the request of Area E residents to Opt-in to the short-term legislation and advise the Province before March 31, 2024.

And authorize staff to begin administrative changes to implement the Provincial Legislation for Short Term Rental for Area E.

Sincerely,

On behalf of Naramata Society for Responsible Infrastructure,
Anita Molaro, Stephanie Gale

and NaramataSlow

Miranda Halladay, Dawn Lennie and Nicole Hackworth