

From: [Gillian Cramm](#)
To: [Annie Larocque](#)
Subject: Analysis of Short Term Rental Status March 2024
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Analysis of Short Term Rental Status March 2024

In support of the on going Short Term Rental Policy review in RDOS, I have done the following analysis and also provide some conclusions and action recommendations:

The RDOS website (<https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/>) lists the Current (pending) and Completed (approved) short term vacation rental TUPs for each Electoral area. According to that website there are:

Electoral Area E (Naramata); Pending TUPs – 3. Approved TUPs – 15.

All other Electoral areas combined: Pending TUPs – 4. Approved TUPs – 18.

In reviewing the two main short term rental platforms (Airbnb, VRBO), there are currently over 40 short term rental listings in Naramata alone, as compared to the 15 properly licensed units in Naramata. Thus, it appears as if more than half the listings are not currently licensed.

This review indicates three things:

1. Overall, there are not really that many properly licensed short-term rentals in RDOS to indicate that there is an out-of-control problem.
2. Shutting down the legal short-term rentals will not help the housing shortage as there are very few of them and it is unlikely very many or any would be returned to the long-term rental market as they are not suited for that.
3. There is a significant problem with illegal short-term rentals, and this is the problem that should be addressed. A possible solution is described below.

As a result of the new BC Short Term Rental act, RDOS will soon have the tools to shut down illegal units. As of May 1, all short-term rental listings on the platforms are required to display the short-term rental license (presumably either the TUP number or the Notice of Permit Registration #). Upon reviewing the two platforms I only saw one listing that displays a license number so far. It would be simple for RDOS to send a notice through the platforms' messaging system to all listings to remind the listing manager of this requirement. The notice could be worded something like this:

As per the BC Short Term Rental Act, you are required to display your license number on this listing as of May 1, 2024. RDOS requires you to display the approved TUP number or Permit number on your listing. If you do not have an approved license, please remove your listing and cancel all future bookings. Infraction fines can be as high as \$3,000 per day for not following the rules in the Act.

This action would eliminate some of the illegal listings immediately. Tracking down the illegal units that ignore the warning will not be easy until later this year when the second phase of new provincial act kicks in and the platforms are required to provide data on all listings including the listing address. At that time, it should be easy to track

down and eliminate the remaining illegal units. These rules and tools provided by the act are available to RDOS whether or not they Opt-In or not to the Principal Residence exemption of the act.

Naramata relies heavily on tourists visiting and staying in the area. There are very few motel and hotel rooms in the area and thus short-term rentals help the tourism industry and local economy. A small number of properly, well managed short-term rentals will not result in community problems such as noise, parking and garbage. The negative backlash against short term rentals coming from a select number of residents is not warranted and the benefits to the area far outweigh the minimal if any negative impacts.

Regards,
Don Shaw