



# Town of Golden Short Term Rentals



# Short Term Rental Regulations Consultation Timeline

Bed & Breakfast regulations created and implemented.	Staff present a discussion paper on the growing trend of short term rentals.	<ul style="list-style-type: none"> <li>Town reinstates bylaw enforcement and ticketing in Golden.</li> <li>Staff engages Tourism Golden and its board.</li> <li>STR focus groups and online public engagement.</li> </ul>	Based on feedback, Council provided staff with direction for drafting bylaws related to STRs.  Check out the Council direction board for details.	<ul style="list-style-type: none"> <li>Direction to explore Temporary Use Permits and business license/regulation abandoned due to administrative burden.</li> <li>Staff and Tourism Golden engage Airbnb.</li> <li>Staff present a draft zoning bylaw for Council to review.</li> </ul>	Based on an application from the developer of OSO, Council approves a commercial zoning amendment, introducing STRs in C1, C2 and C3 zones.	<b>WE ARE HERE</b>	Council to consider feedback and second reading.	Public Hearing on STR bylaws and regulations.	Adoption of the STR bylaws and regulations.
1990s and earlier	2016	2017	2018	2019	February 2020	July 2020 August 2020	October 2020	November 2020	December 2020

## Timeline



### Council gives first reading

Staff presented the proposed Short Term Rental bylaws and regulations on July 21. Council gave first reading and directed staff to move forward with an open house and online check-in on the short term rental package.



### Check-in

- Online feedback form available from July 27 to August 31.
- Check back in with original focus group attendees, Tourism Golden and hotel accommodators.
- Open house check-in with the public on August 18.



# Short Term Rental Regulations

## Background

- The Town of Golden studied potential new rules for Short Term Rentals (STRs). STRs typically refer to the commercial rental of a private residence, such as a few rooms (a B&B) or an entire dwelling unit (a short term rental), for a period of less than 30 nights, for which the guest compensates the owner (or lessee) of the unit.
- STRs represent a globally sought and valid market for travellers. Times have changed and millions of people are looking for alternative accommodation experiences not offered by the traditional hotel model.
- Websites such as Airbnb and Vacation Rental by Owner (VRBO) as well as smart phones have made it easier to operate an STR. The Town is aware that over the last number of years many unlicensed STRs have started up in both the Town and even more numerous in Area A.
- Municipalities across Canada, and the world, have been facing the same situation and challenges as Golden, experiencing growth in STRs and needing to create bylaws and regulations to address this new sector.

## STR Statistics

This chart shows the number of STRs, in the Town of Golden and CSRD Area A, year over year.

Note that in 2024, only 21% of listings in the area are within the Town of Golden.

Dates	Town	CSRD Area A
June 2016	54	184
Nov 2017	81	212
July 2018	128	330
July 2019	175	513
July 2020	164	508
Oct 2021	77	467
July 2022	92	308
July 2023	132	552
May 2024	147	702



# Short Term Rental Regulations

## Community Challenges

- Increases cost of housing for some local residents and employees due to inflated real estate. Reduced supply increases housing prices both for rent and purchase.
- Impacts residential character and the feel of the neighbourhood (or challenge at building it).
- Increases neighbourhood noise and security concerns. Some visitors may treat every day/night like a weekend or Friday night.
- Creates unfair competition as some STRs may not be complying with tax requirements or health/safety codes.
- Reduces 'tax' revenue to pay for the local destination marketing organization (Tourism Golden) and Resort Municipality Initiative when STR operators evade tourism or other taxes.
- Increases parking overflow, traffic and snow clearing challenges.
- May increase the use of water, sewer and solid waste collection more than typical dwelling unit.

## Community Benefits

- Allows some residents to earn additional income through STRs to offset housing costs or to help meet basic living needs and support.
- Promotes positive intermingling and cultural exchanges between visitors and residents.
- Contributes to local economy by allowing local residents, not just major businesses and commercial property owners, to earn income from visitors.
- Provides more accommodation options and prices for visitors, improving their experience and in many cases providing more authentic experiences and cultural exchanges.
- Increases development and job creation, as additional income streams may allow homeowners or investors to build more elaborate homes.
- Provides more efficient use of space within a building that may be underutilized (for example empty nesters renting vacant bedrooms).



# Short Term Rental Regulations

## Feedback and Public Engagement 2017-19

In the winter of 2017/18 the Town conducted an online survey with the general public receiving over 350 responses, as well as Focus Groups which included diverse stakeholders i.e. hotel/motel owner operators, licensed B&B operators, newer unlicensed STR/B&B operators, citizens concerns about rising housing prices, realtors/developers and residents of multi-family developments.

### The following goal was presented to the focus group attendees:

*Create a fairly regulated environment that supports a viable STR sector while meaningfully preserving housing stock for residential purposes.*

### What we heard:

- STRs are generally an expected accommodation and are supported, but that the playing field needs to be levelled.
- Housing market is affected. There was support for entire dwellings, but in residential areas via a primary resident home based model and not on properties with Detached Secondary Residential Dwellings (example: carriage houses).
- The shoulder seasons are difficult for STRs and hotels, especially budget motels.
- Other ideas: allow STRs in all areas of Town, include signage with contact information, and implement inspections and proactive enforcement.

*\*From the online survey of 355 respondents*

	Strongly Agree	Somewhat Agree	Somewhat disagree	Disagree	No opinion
They make it harder for people to find affordable, long term housing	185	104	20	37	9
They are an expected tourist accommodation offering that brings revenue to local shops, restaurants, etc.	136	130	42	34	10
They lead to an increase in the cost of housing	158	86	35	53	19
They create nuisances to neighbours (ex. noise, parking)	100	96	59	78	20



# Short Term Rental Regulations









## BC Hotel Association Recommendations & Response

In July of 2018, the Hotel Association of Canada, in partnership with the British Columbia Hotel Association published “A Framework for Canadian Regulators,” which examines the benefits and potential impacts of STRs including some recommendations.

The Town has been observant of these recommendations and has incorporated six of the eight recommendations into the STR bylaws:

- ✓ **1. All STRs must possess a valid business licence and pay the related fees. (“Registered”)**
- ✓ **3. Except in commercial zones, a principle resident must reside in any dwelling unit where an STR unit is located.**
- ✓ **5. All STRs will be inspected for life safety requirements.**
- ✓ **6. Similar to a hotel, STRs must keep a record of their guests, but for administrative purposes there is no reporting requirement, but this data will be available.**
- ✓ **7. All STRs are required by the Provincial Government to collect and remit the Municipal and Regional District Tax.**
- ✓ **8. The Town will be actively enforcing the STR bylaws through 3rd party monitoring of listings over many platforms.**

Following a scan of the regulatory approaches taken in communities and cities around the world, the following 8 elements have consistently been applied:

- ✓ **1. HOST REGISTRATION AND FEES**  
  
Requires that any property offered for home-renting be registered with the local government. For the benefit of hosts and municipalities, platform companies should facilitate the registration process. Along with the collection of an annual fee to recover costs, registration enables the monitoring and reporting of rental activity.
- ✓ **2. PLATFORM REGISTRATION AND FEES**  
  
Require registration of the rental platform companies along with a significant annual fee and an ongoing fee for each booking. Rental platform companies must be prohibited from listing any property that is not properly registered.
- ✓ **3. PRINCIPAL RESIDENCE RESTRICTION**  
  
Limits home-renting to a principal residence only. This prohibits the operation of ghost hotels and/or large scale commercial enterprises operating under the veil of home sharing. A significant issue remains in that short-term rentals are permitted in areas without proper zoning but with some limitations.
- ✓ **4. CAP ON USAGE**  
  
Limits the number of days that a home can be rented through a home-renting platform. This helps to moderate the decline in available housing stock and the nuisance factors associated with the conversion of ordinary residences into commercial operations. Caps typically run from 30 to 180 days per year. Some condominium boards put the cap at zero days and some regulations require explicit approval from homeowner's associations before short-term rentals can be offered.
- ✓ **5. HEALTH AND SAFETY STANDARDS**  
  
Regulations that require certain standards for safety (e.g. smoke detectors, fire extinguishers, pest control). This provides some minimal level of protection for guests.
- ✓ **6. REPORTING**  
  
A requirement at the platform and host level to report to government on all home-renting activity. This includes mandating that platform companies issue annual information slips to hosts on rental income with a copy to government authorities.
- ✓ **7. TAXATION/LEVIES**  
  
Special provisions at the platform level to conveniently collect and remit various taxes and/or levies on behalf of hosts. This creates a more level playing field with commercial operators and provides revenue to government to cover the costs of managing home sharing activity.
- ✓ **8. ENFORCEMENT/PENALTIES**  
  
Mechanisms to ensure regulations are applied and enforced (e.g. confirm principal residence with a driver's license). Effective enforcement can only be achieved with reliable and timely reporting of activity from the platform. Penalties help to ensure the system is operating as intended through voluntary compliance.



# Short Term Rental Regulations

## Zoning Bylaw Amendment

### The following is permitted in residential zones:

- ✓ A permanent resident may operate a B&B within a single detached dwelling.
- ✓ A permanent resident may operate a STR within a single detached dwelling with a secondary suite, if they live in the other suite.
- ✓ Within a single titled duplex a permanent resident can either live in one half and operate a B&B or live in one half and operate a STR from the other half.
- ✓ All are subject to the permanent resident residing on the property and occupying their residence for commercial STR/B&B use with up to three bedrooms.

### The following is prohibited in residential zones:

- ✗ A B&B or STR must not be on a property that contains a Detached Secondary Residential Dwelling (DSRD ex. carriage house). An B&B/STR must be within the principal building.
- ✗ Rental of an entire single detached dwelling.
- ✗ A B&B/STR in a multi-family residential building or in a manufactured home zone.

## Definitions

### Bed and Breakfast (B&B):

The commercial use of a Dwelling Unit to provide temporary accommodation in the form of Sleeping Units (bedrooms) in the dwelling unit to the traveling public.

### Short Term Rental (STR):

The commercial use of a Dwelling Unit to provide temporary accommodation to the traveling public.



# Short Term Rental Regulations

## STR Business Regulations

Some of the key regulations include:

- That the owner of an STR in a residential zone cannot be a corporation or a society.
- That marketing must include the business license number and number of approved bedrooms.
- Signage requirements.
- A requirement for a “responsible person” for the guest, neighbours, Town, and the RCMP to contact if there is an issue and a requirement of a two hour response time.
- All STR units must be inspected to ensure life safety requirements, such as smoke detectors, egress windows and fire extinguishers, are present and operational.
- Building code compliance and facilitate periodic inspections.
- Keeping of a registry of guest and maintenance staff.
- Ensure all required onsite parking stalls are clear of any debris, unlicensed vehicles or snow by 10 am each day and available for active use by the residents of the dwelling unit on the property and occupants of the short term rental.





[Golden.ca/strs](https://golden.ca/strs)

## Short Term Rentals and Bed & Breakfasts

The Town's short-term rental (STR) and bed and breakfast (B&B) regulations provide a desired accommodation type, help protect long-term rental housing, while also allowing permanent residents to earn additional income (using a home-based business approach).

All STR and B&B operators in Golden are required to have a business license.

***Please note:** as of May 1, 2024, the Province will require hosts to display a valid business license. As of April 5, 2024, the Town has soft-launched an online application process for STRs and B&Bs. The Town **will not** be requesting that listings be removed until these initial applications are processed, and some education has occurred.*

### **There are three types Business Licences for STRs/B&Bs:**

1. Bed and Breakfast Business Licence
2. Short-term Rental Business Licence - Residential Zone
3. Short-term Rental Business Licence - Commercial Zone



## Bed & Breakfast Business Licences

In a residential zone, a bed and breakfast is the rental of bedrooms to provide temporary accommodation to the traveling public within a single detached dwelling or half duplex occupied by a permanent resident.

Residential zones that permit B&Bs include R1, R1S R1D, R2, R2A, R3, R5 and C5:

[View the Zoning Map](#)

Eligibility

What is permitted for B&Bs?

What is prohibited for B&Bs?

The following is **prohibited for B&Bs in residential zones:**

- A B&B must be within the principal building.
- Rental of an entire single detached dwelling.
- A B&B must **not** be on a property that contains a Detached Secondary Residential Dwelling (ex. coach house, garden suite, carriage house or laneway house).
- A B&B in a multi-family residential building or in a manufactured home zone

### Business Licence Fees:

- 1 bedroom: \$125/year
- 2 bedrooms: \$175/year
- 3 bedrooms: \$225/year

### Water and Sewer fees:

2024 rates	Water	Sewer	Total
Single Detached Dwelling - base rate	\$365.94	\$459.90	\$825.84
Single Detached Dwelling with a 1 bedroom B&B/STR	\$548.91	\$689.82	\$1,238.73
Single Detached Dwelling with a 2 bedroom B&B/STR	\$731.88	\$919.74	\$1,651.62
Single Detached Dwelling with a 3 bedroom B&B/STR	\$941.85	\$1149.66	\$2,091.51

Inspections

Business Licence Requirements



# Golden.ca/strs

[Apply for a business licence](#)

### Supplemental forms and drawings required to apply

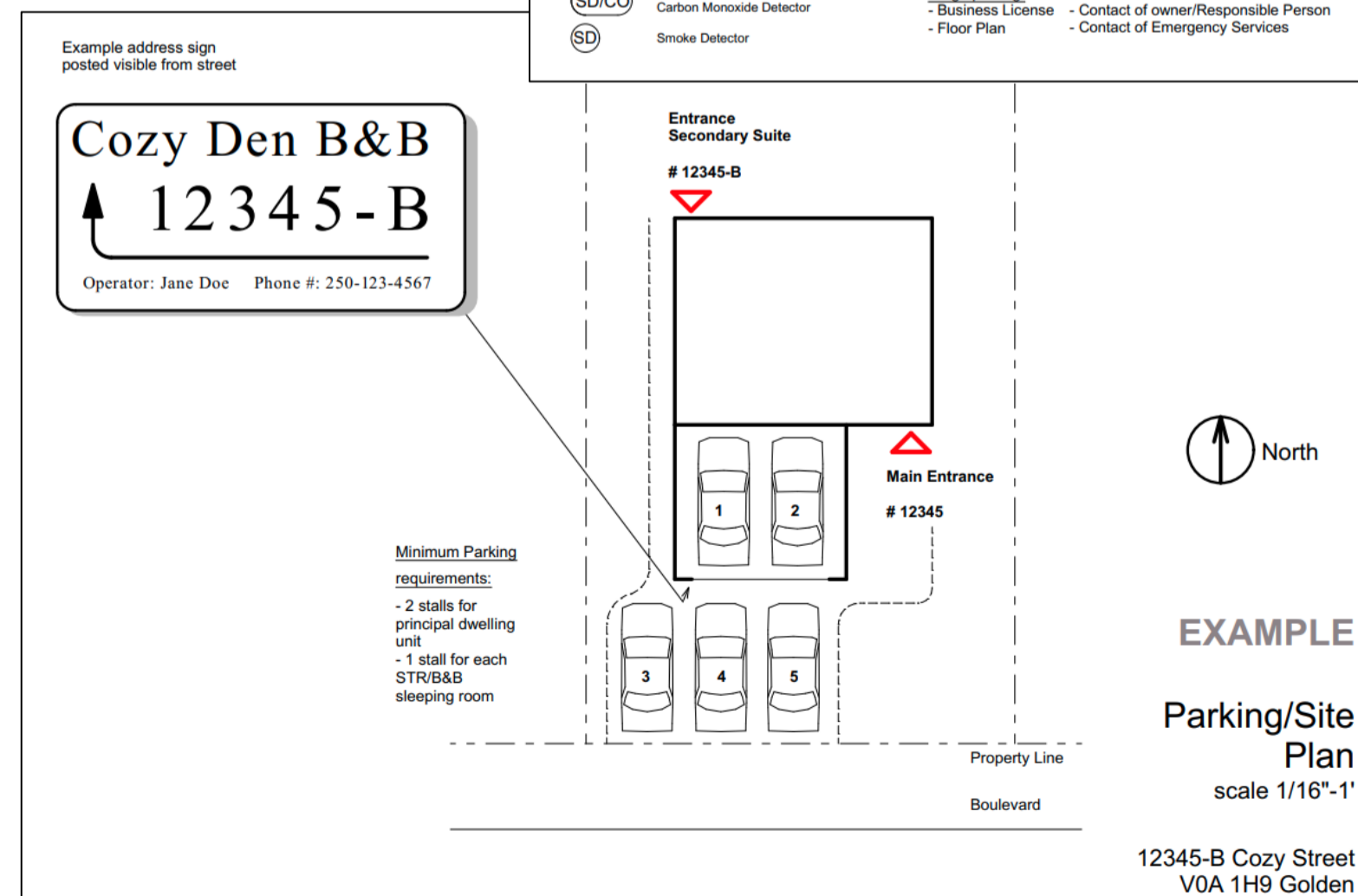
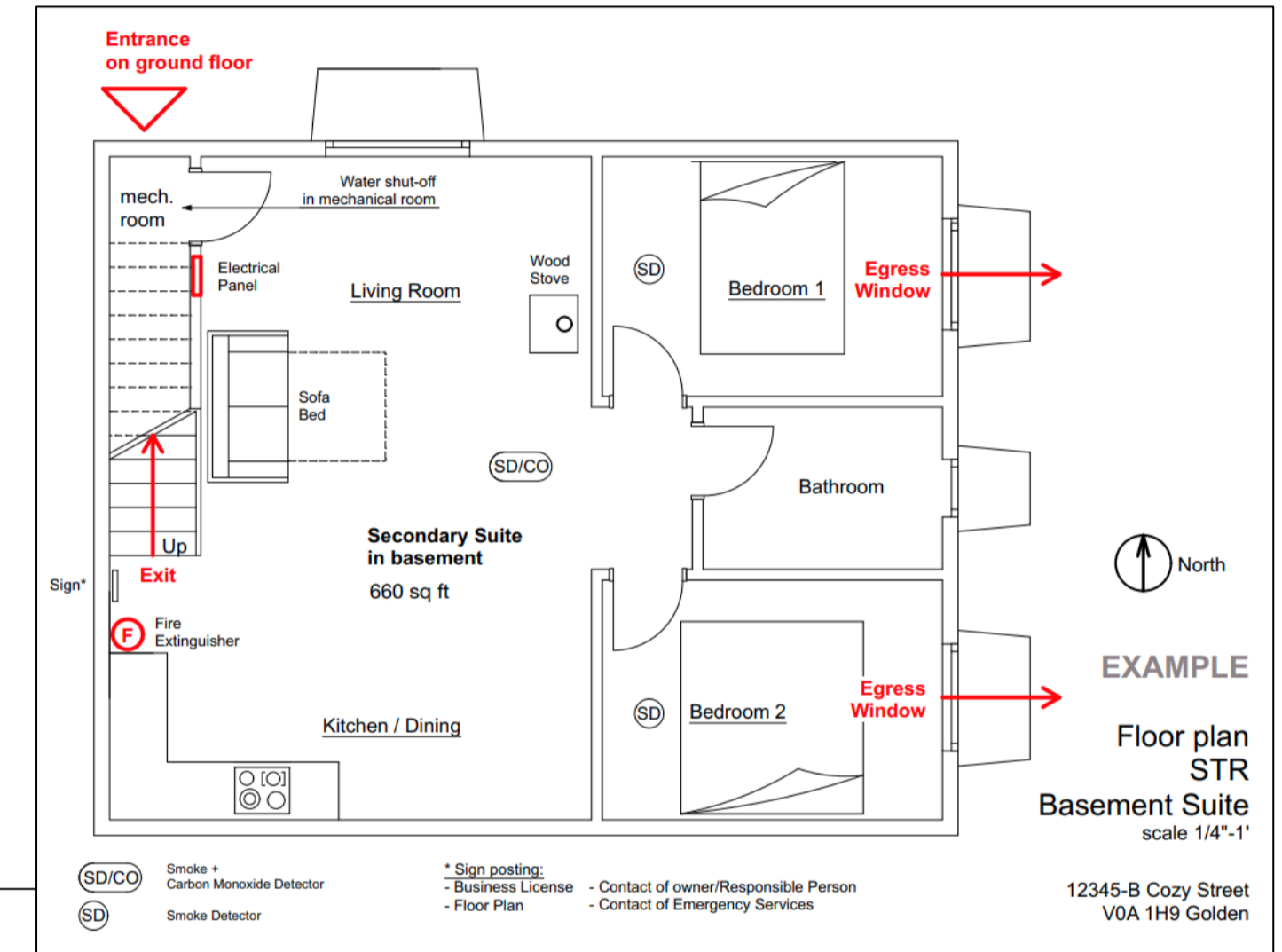
- [Business license application \(fillable pdf\)](#)
- [STR and B&B application \(fillable pdf\)](#)
- [Property owner consent form \(for renters\)](#)
- [Strata corporation consent form \(for commercially zoned STRs\)](#)
- [Sample drawings](#)
  - [Residential zone parking/site plan](#)
  - [Commercial/residential floor plan](#)

Supplemental forms to be submitted within three months of licence issuance and annually

## Resources

[Frequent Asked Questions](#)

[Bylaws & Background Information](#)



Example address sign posted visible from street

**Cozy Den B&B**  
↑ 12345-B  
Operator: Jane Doe Phone #: 250-123-4567

Minimum Parking requirements:  
- 2 stalls for principal dwelling unit  
- 1 stall for each STR/B&B sleeping room



# Golden.ca/strs



## Annual Inspection and Declaration Form

### Bed and Breakfast / Short-Term Rental

Business Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

#### Safety Measures:

- Smoke Alarms are installed and tested.
- Carbon Monoxide Alarms installed and tested.
- Fire Extinguisher is installed and annually certified.
- Floor Plan is posted. Any significant changes discussed with the Town.
- Means of egress operable and unobstructed (bedroom doors & windows).
- Interior/Exterior passageways maintained free and clear of obstructions.

#### Terms and Conditions - residentially zoned STR or B&B:

- I have notified all abutting neighbours and adjacent neighbors (across the road) of the B&B / STR and provided my contact information.
- The site is / remains my permanent residence and I will be available to respond in person during all guest stays within two hours.
- I will ensure all required on-site parking stalls (per the approved parking plan) are clear of any snow by 10 am, debris, unlicensed vehicles, and available for active use by the residents of the dwelling unit on the property and occupants of the STR/B&B.

#### Terms and Conditions - all STRs/B&Bs:

- I will include my Business Licence number in all advertising for a short-term rental accommodation and not advertise a higher occupancy number than I'm licensed for.
- I will display a copy of the business licence and the operator's (responsible person's) name and phone number in a prominent location in the unit (and for residential zones on the property visible from the street). I will notify the Town [bl@golden.ca](mailto:bl@golden.ca) within 24 hours of the contact changing.
- I will keep a written record of all guest names and contact information.
- I will obtain insurance for the short-term rental premise.
- I will abide by all Town of Golden bylaws.
- Provincial registration number \_\_\_\_\_<sup>1</sup>

#### PST and MRDT

- I have collected and remitted to the Province.
- My online platform has remitted on my behalf.

I hereby attest that the above safety measures have been tested, inspected, and will continue to be maintained, and that I will abide by the terms and conditions listed above. Failure to adhere to these conditions may result in fines or the business licence being suspended or revoked.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name



## Bed and Breakfast & Short Term Rental

### Frequently Asked Questions (FAQs)

Published: 2024 04 02  
Updated:

These FAQs have been drafted to respond to common community questions efficiently and are not a substitute for the Town's bylaws.

#### 1. Do I need a business licence for a bed and breakfast (B&B) and a short-term rental (STR)?

- Yes, the Town of Golden recognizes the benefits that short-term rentals can provide, from secondary income for residents, to increased tourism. Issuance of a business license is essential for bylaw compliance, safety, and regulatory fairness.

#### 2. What if I do not get a business licence? How will these regulations be enforced?

- At first there will be a voluntary compliance period and education and then enforcement will commence which could include daily fines of up to \$500, if required. Also, the Town can request, through a future Provincial online webportal, that the online accommodation platform (ex. Airbnb or VRBO) remove the listing.

#### 3. What is the difference between a B&B and a STR and what will the inspection involve?

- A bed and breakfast is the rental of sleeping rooms to provide temporary accommodation to the traveling public within a single detached dwelling or half duplex occupied by a permanent resident.
  - ⇒ The inspection will examine some of the following life safety items: smoke and CO alarms, hand/guard rails, egress from sleeping rooms, range hood/bathroom exhaust, fire extinguishers, exits etc.
- In a residential zone, a short term rental is renting a dwelling unit (i.e. a secondary suite with its own kitchen) to provide temporary accommodation to the traveling public where another dwelling unit within the building is occupied by a permanent resident.
  - ⇒ The inspection will involve the same items as a B&B as well as check for compliance of the secondary suite with part 9 of the BC Building Code and Town Bylaws. The suite requires an Occupancy Permit, either issued in the past or to current Code regulations as per inspection. Please see the Town of Golden's Secondary Suite Bulletin for further information on required life safety systems, fire and noise separations, egress requirements, parking etc.

#### 4. The B&B rental area in my dwelling unit does not qualify as a secondary suite, but I still would like to provide some kitchen facilities to my guests. What are my options?

- The B&B guests can share the main kitchen in your home or if the room layout allows, for example by having a rec-room, flex room or separate living room adjacent to the guest bedrooms, a so called "wet bar" can be installed for the guest's convenience. This wet counter can include a sink, bar fridge (under-counter) and microwave oven. Not allowable are: hardwired or countertop cooking appliances (range, oven, cooktop, etc.), full size fridges, dishwashers etc. These appliances would potentially allow the guest area to be operated independently from the principal dwelling and therefore constitute a separate suite. See paragraph above for difference between B&Bs connected to the principal dwelling and STRs in secondary suites.



[Golden.ca/strs](https://golden.ca/strs)

16. How much is a business licence fee:

2024 rates	B&B	Residentially Zoned STR	Commercially Zoned STR
1 sleeping unit	\$125	\$175	\$200
2 sleeping unit / bedrooms	\$175	\$225	\$250
3 sleeping unit / bedrooms	\$225	\$275	\$300

17. Do I have to pay more for water and sewer fees?

- Yes, fees are based on number of sleeping units for flat fee residential properties.

2024 rates	Water	Sewer	Total
Single Detached Dwelling – base rate	\$365.94	\$459.90	\$825.84
Single Detached Dwelling with a 1 bedroom B&B/STR	\$548.91	\$689.82	\$1,238.73
Single Detached Dwelling with a 2 bedroom B&B/STR	\$731.88	\$919.74	\$1,651.62
Single Detached Dwelling with a 3 bedroom B&B/STR	\$941.85	\$1149.66	\$2,091.51
Single Detached Dwelling with a residential suite <i>(residential long-term rental, not an STR)</i>	\$548.91	\$689.82	\$1,238.73



# Short Term Rental Regulations

## Recap

The goal of these regulations is to work towards leveling the playing field, protecting Golden's residential housing stock, and addressing the total number of B&Bs and STRs by:

- Having higher rates and a regulatory system in place that is proactively monitored.
- Limits in residential zones by limiting B&Bs and STRs to only the R1, R1-S, R1-D, R2, R2-A, R5 and C5 zones i.e. **not** the R3, R4, R6 and R7. These latter zones will be omitted as they typically contain more affordable/attainable housing options and often contain common spaces that are desired to feel safe i.e. shared hallways in apartment and condominiums.
- Introducing the permanent resident requirement, built on the home-based business model, to prohibit the use of entire single detached dwellings as STRs to ensure a long term residential component is maintained.





# Short Term Rental Regulations

## Next Steps

### Licensing:

- Licensing is occurring this spring/summer. New webpage launched [golden.ca/strs](https://golden.ca/strs)

### Education:

- Education will occur throughout the summer and early fall.

### Active Enforcement:

- In order for regulations to be effective, active education and enforcement will be pursued once a suitable framework and process under the bylaw notice system is established.
- The Town will be using a third party online software platform which actively monitors all STR listing platforms (over 125 platforms) for listing within Golden Town limits.
- In observance of enforcement staff resources, the regulatory regime has been designed in such a way so that as much enforcement as possible may be done “on the desktop.” For example, any and all STR listings in the Town of Golden must display a valid business licence number. This will quickly identify any non-compliant listings. **Provincial regulations and online data portal will support this.**



# Short Term Rental Regulations

Questions???

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**Thanks for your time!**