

COMMITTEE OF THE WHOLE

# Short Term Rental Accommodation Act

Provincial Compliance Requirements

03 February 2026

# Short Term Rental Accommodation Act



## Purpose

On January 6, 2026 the Ministry of Housing and Municipal Affairs contacted the Village about completing a survey on the municipality's compliance with the Short Term Rental Accommodation Act (STRAA).

Village staff have since undertaken research to better understand what is required. This presentation outlines these requirements.



This is a reminder to **complete the Short-Term Rental (STR) Survey** to confirm short-term rental rules in your community and support the accuracy of the short-term rental registration process. This survey has been extended to **January 12<sup>th</sup>, 2026**. If you have not already completed the survey, please do so before the deadline above: [Local Government Short-Term Rental Rules – Fill out form](#). If your community does not have any short-term rental bylaws or business licence requirements, please respond to this email to confirm that none exist.

#### Why this matters:

- Beginning December 11, 2025, all short-term rentals in B.C. must renew their provincial STR registration.
- As part of the renewal process, the STR Registry team will verify that applications include a valid local government STR business licence (where required).
- Completing the survey ensures that STR registrations in your community are reviewed accurately and supports compliance with your municipal STR bylaws.

This survey will be conducted annually, and your input is essential for consistent implementation of provincial legislation. A member of the Short-Term Rental Branch may follow up with you if we do not receive a response from your municipality. If you have any questions, please contact the Short-Term Rental Branch at [Dssadmin@gov.bc.ca](mailto:Dssadmin@gov.bc.ca).

Thank you for your continued partnership in implementing the province's short-term rental legislation.

**Kind regards,**  
Short-Term Rental Branch  
*Ministry of Housing and Municipal Affairs*

## PROVINCIAL LEGISLATION



## Short Term Rental Accommodation Act (STRAA)

## Short Term Rental Accommodation Regulations (STRAR)

- Provincial intent is *“to help more people find a place to live, give local governments stronger enforcement tools for short-term rental bylaws, and establish a new provincial role in the regulation of short-term rentals”*.
- Village staff have since undertaken initial research to better understand what is required\* and what is optional for Lytton.
- This presentation outlines a high-level overview of the provincial requirements and their application to Lytton

**\*The Village must comply with provincial legislation, where required.**

LEARN MORE AT: [www.lytton.ca](http://www.lytton.ca)

## Short Term Rental Accommodation Act



# STRAA

## 1. INCREASING FINES AND BETTER TOOLS FOR LOCAL GOVERNMENTS:

- increasing fines for operators breaking local rules to support local municipal bylaws, and requiring short-term rental platforms to share data to strengthen local enforcement;
- requiring online short-term rental platforms to share their data with the Province, so the Province can provide that information to local governments for enforcement and support of provincial and federal tax auditing;
- **requiring short-term rental platforms to include businesses licence numbers** on listings where they are used by a local government, and to remove listings without them quickly to ensure local rules are being followed; and
- giving regional districts the ability to issue business licences so they can more effectively regulate short-term rentals in rural areas.

# STRAA

## 2. RETURNING MORE SHORT-TERM RENTALS INTO LONG-TERM HOMES

- requiring short-term rentals in B.C. to be offered only in the principal residence\* of a **host in municipalities with a population of 10,000 people or more** (\*principal residence plus one secondary suite or laneway home/garden suite on the property is allowed);
- forthcoming regulations **will specify areas exempt** from the principal residence requirement, including 14 resort regions, mountain resort areas, **municipalities under 10,000 population** (except those within 15 km to larger municipalities), and regional district electoral areas; and
- removing legal non-conforming use protections for short-term rentals being taken advantage of by investors to support local governments' efforts to set rules about where these units can operate in communities.

# STRAA

## 3. ESTABLISHING PROVINCIAL RULES AND ENFORCEMENT:

- establishing a provincial host and platform registry by late 2024 for stronger accountability; and
- launching a provincial short-term rental compliance and enforcement unit to make sure rules are being followed.



## Short Term Rental Accommodation Regulation



# STRAR

### **Short-term Rental Accommodation defined:**

- Rental for less than 90 consecutive days, in exchange for money.
- Offered in a host's property, legally possessed by the person offering the rental.
- Offered to the public (via any platform or listing method)

### **The regulation does NOT apply to the following types of accommodation:**

- Hotels, motels, hostels, resorts
- Vehicles such as RVs, tents or temporary shelters
- First Nations Reserve Lands or Treaty Lands (unless Nation opts in)

# Village Requirements



**Amend the Business License Bylaw** to require short-term rental accommodation owners/operators to obtain:

- Obtain a Business License from the Village of Lytton;
- Apply to, register, and renew registration with the *BC Short-Term Rental Accommodation Registry* with a valid registration number;
- Indication if the short-term rental offer is being offered as an entire residence or only a portion of a residence.

**Amend the Zoning Bylaw** that requires short-term rental accommodation owners/operators to only operate within :

- Suite/principal residence; or
- A secondary accessory dwelling on the property of the owner/operators principal residence.

*The Village currently has one recognized Short Term Rental property which complies with the existing provincial legislation.*

*The Village has not promoted the need for Business Licences and were not aware of the Registry, which will be added to the Business Licence Bylaw.*

# Village Considerations



## ? **Exclusive Short Term Rental in (not hosted) Principal Residences in entirety**

Communities under 10,000, but may request to opt in, as per section 15 of the Act and the regulation

*Many smaller communities has chosen to opt out as they do not have any rental housing challenges and/or need the housing for tourism visits (no other accommodation is available)*

## ? **Proof of short-term rental insurance**

*Some communities have added this requirement to the Business Licence Bylaw to ensure that operators have coverage (more as a reminder).*

## ? **Some local governments have considered additional requirements provincial legislation based on community housing needs or other considerations. For example:**

- *Maximum density or percentage of total dwellings in a community*
- *Maximum number of nights a short-term rental unit may be rented per year.*
- *Maximum number of guests per unit.*
- *Road network/parking requirements.*
- *Fire/safety standards.*

## NEXT STEPS

# Recommendation

**THAT** the Committee of the Whole receive the report for information and recommend that a report, along with Committee feedback, be forwarded to a regular Council meeting for consideration.

There is a lot of information and requirements to digest. The intent is to discuss this research at Committee to better understand:

- what is “required” by provincial legislation (and therefore staff needs to prepare for Council’s consideration, to be in compliance); and
- other matters that the Village may want to add, clarify or opt out of.