



CITY OF  
Vernon



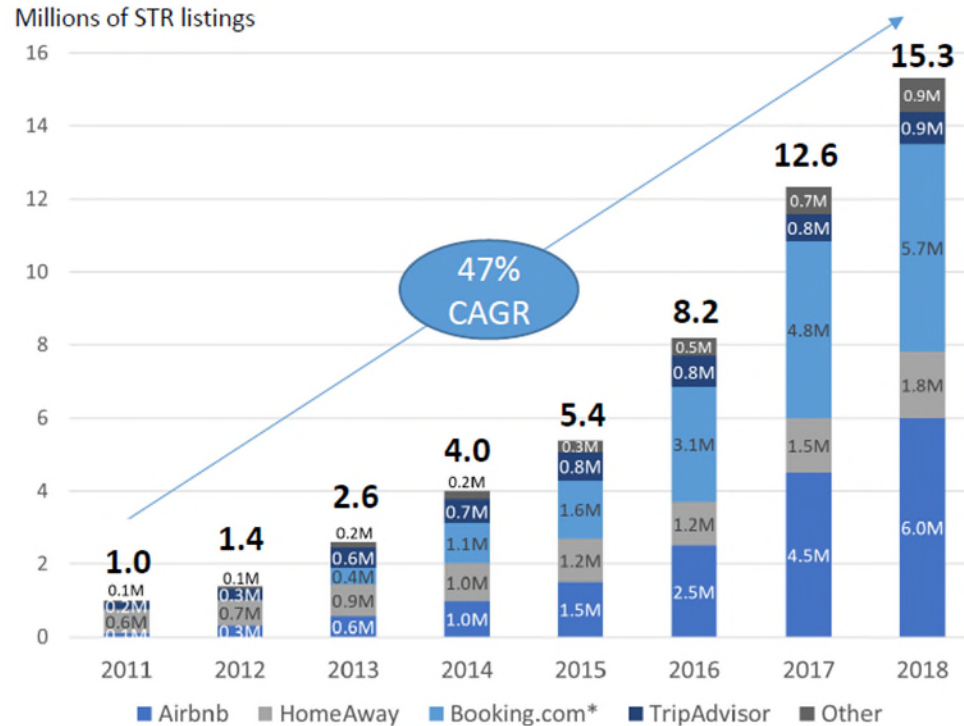
# Short-Term Rental

**Short-term Rental (STR) accommodation is defined as private, residential dwellings (or part of dwellings) that are rented to provide sleeping accommodation to a person or persons on a temporary basis (less than 30 days, with daily or weekly rates).**

**(Currently, the City of Vernon bylaws don't define "short-term rental")**

# The global short-term rental market has grown 1,530% since 2011 and continues to grow at a breakneck pace

The # of short-term rental listings has grown 15x since 2011



Sources: AirBnB, Expedia, TripAdvisor, Booking.com and Tripping.com



Market is fragmenting



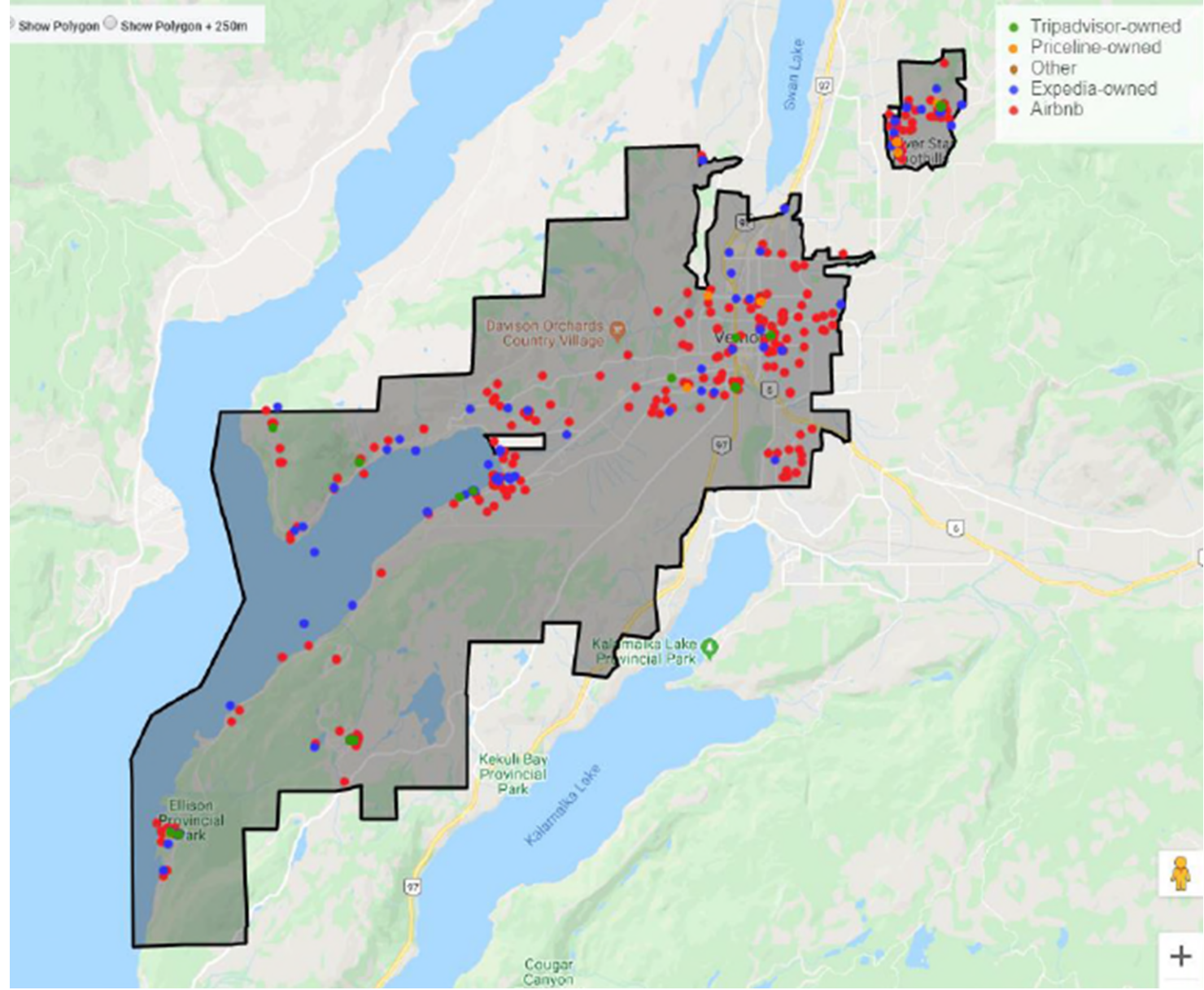
125+ other web platforms



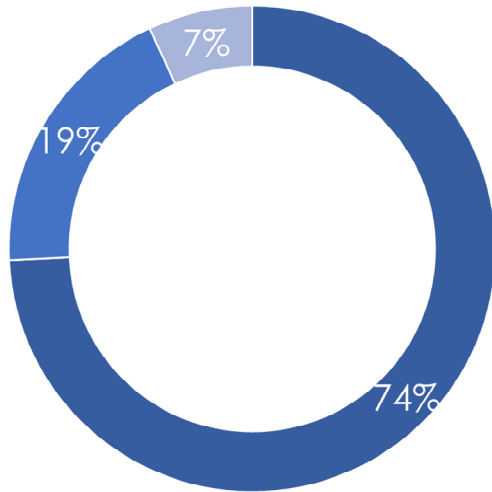
275 Rental Units

340 Active Listings

Median Nightly Rate \$136

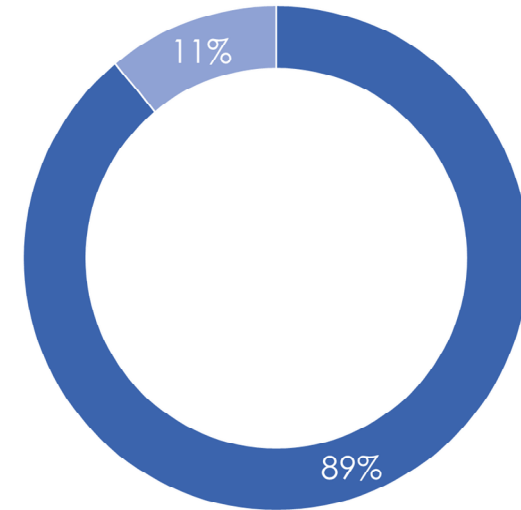


## Types of Dwellings used as Short Term Rentals in the City of Vernon



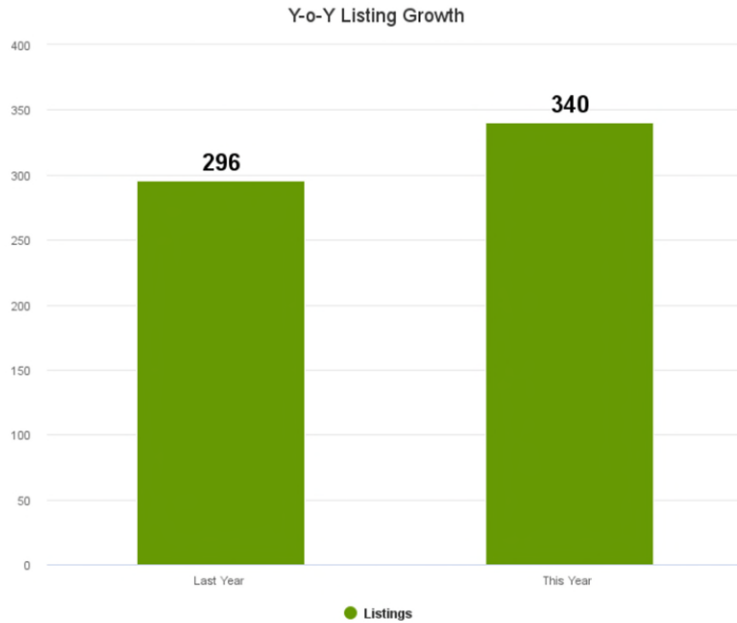
■ Single Family Dwellings ■ Multi-Family Dwellings ■ Unknown

## Portion of Houses used for Short Term Rentals in The City of Vernon



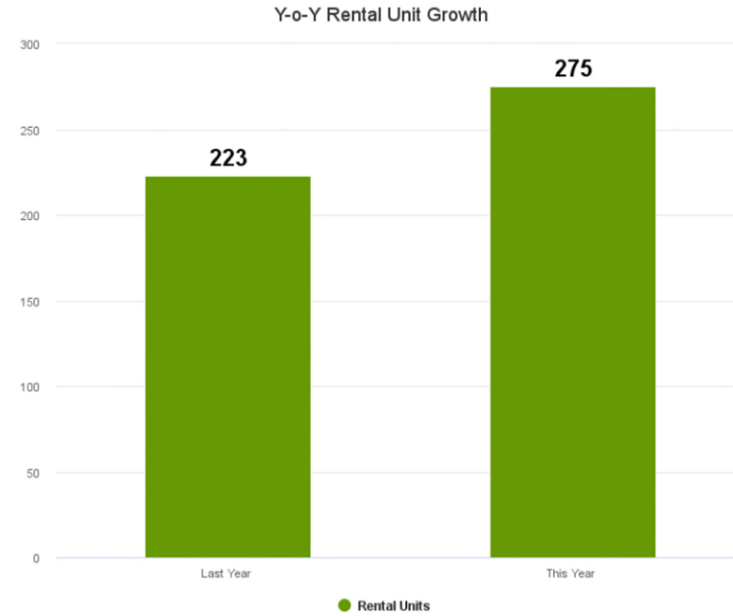
■ Entire Home ■ Part of Home

The number of short-term rental listings has grown 15% in Vernon over the last year



**15%**  
*YoY Listing Growth*

Counting only unique rental units, Vernon has seen 23% growth since last year



**23%**  
*YoY Rental Unit Growth*

# The Good: Short-term rental provide more accommodation, culture exchange and additional revenue

**More accommodation options for visitors and improves experiences**



**They increase and/or maintain property values**



**Cultural exchange of residents and visitors**



**Provides additional revenue for property investors who don't use their units**



**Offsets the cost of housing for full-time/part-time resident homeowners**



**Provides additional disposable income to homeowners**



# The Bad: Short-term rentals can displace long-term tenants, alter the neighbourhood character and raise legitimate parking, noise, safety, trash and fairness concerns

Conversion of long-term rentals into STRs can affect housing availability



Increased tourism can change the neighborhood character



Visitors don't always know (or follow) local rules



Short-term renters may not care about keeping good neighborly relations



Increased occupancy can have negative trash related side-effects



Unfair competition from VRBOs can cause conflicts and hotel job losses



Communication plan

Initiation & Research

Identify Stakeholders

Public and Interest Groups  
Engagement

Guiding Principles

Bylaws Amendments and Supporting  
Documents

# Identify Stakeholders

## Internal Stakeholders

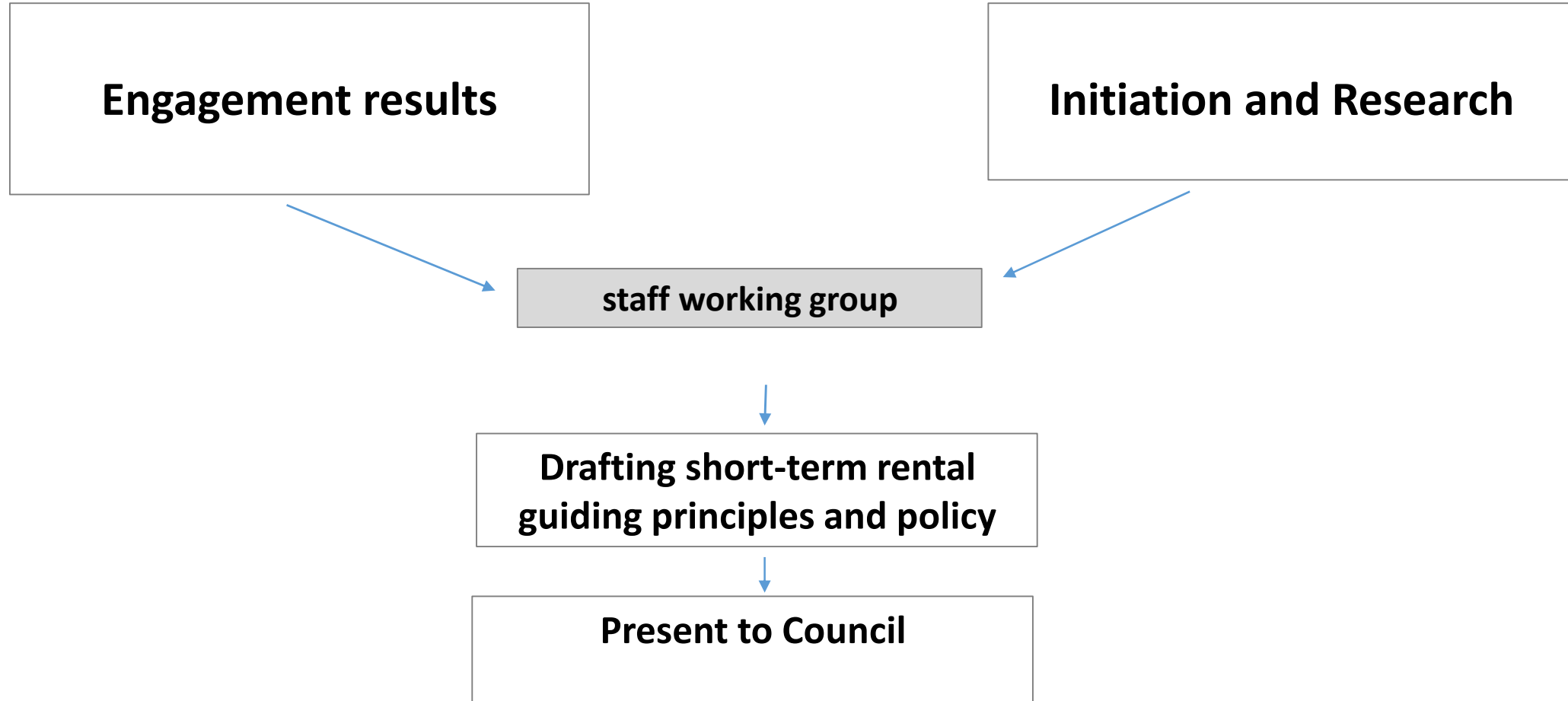
- CID (Building, Long Range, Current Planning, EcDev and Tourism, Transportation)
- Bylaw Department
- Fire and Rescue Services
- Communication
- Administration
- Advisory Planning Committee
- Affordable Housing Advisory Committee
- Tourism Commission

## External Stakeholders

- General Public
- Real Estate firms
- Short-term rental companies
- Home insurance
- B.C. Housing
- Chamber of Commerce
- Tourism Stakeholders
- Hoteliers

staff working group

# Guiding Principles



## 3 Key Questions

### Who?

### What?

### Where?

**Who should be able to operate short-term rentals? (select all that apply)**

- Homeowners in their primary residence
- Renters in their primary residence
- Investors who own property they don't live in
- Part-time residents/second homeowners who use their property occasionally
- Owners of entire rental buildings
- Property managers

## 3 Key Questions

**Who?**

**What?**

**Where?**

**What type of dwellings should be able to be rented as short-term rentals? (select all that apply)**

- Single family home
- Semi-detached/duplex
- Townhouse
- Condo/apartment
- Secondary suite
- Carriage house
- RVs/tents on property

# 3 Key Questions

## Who?

## What?

## Where?

**What portion of a dwelling should be permitted to be rented short-term?**

**(select all that apply)**

- One spare room
- Two or more spare rooms
- Basement/secondary suite
- Carriage house
- One entire residential dwelling unit at a time (e.g. apartment or home, a home with a suite could rent out one or the other, but not both)
- An entire residential dwelling including its suite or detached suite (carriage house) at the same time

# 3 Key Questions

Who?

What?

Where?

**Where should short-term rentals be permitted?**

- Everywhere in Vernon
- Select neighbourhoods in Vernon
- Only in resort neighbourhoods in Vernon (e.g. Predator Ridge, The Rise, Waterfront)
- They should **not** be permitted



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## Short-Term Rental

For more information, comments or suggestions please contact Short-term Rental Project staff, at the contact information provided below.

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Phone: 250-550-3634 • Internet: [www.vernon.ca/shorttermrental](http://www.vernon.ca/shorttermrental)

**Or, fill the survey online at: [www.engagevernon.ca](http://www.engagevernon.ca)**