

Purpose

On May 1, 2024, new Provincial Legislation took effect restricting short-term rentals in much of British Columbia (including Vernon) with the goal of converting short-term rental units into long-term housing. This bulletin is intended to clarify provincial and municipal regulations.

Restrictions

Provincial Principal Residence Requirement

The principal residence requirement applies to municipalities with populations over 10,000 and to their smaller neighboring communities. In these areas, short-term rentals are restricted to the host's principal residence plus one secondary suite or accessory dwelling unit on the same property.

In Vernon, short-term rentals will be managed through a combination of provincial legislation and municipal regulations. The City is currently developing a short-term rental business license application process with anticipated roll out in the Spring of 2025.

Tourist Accommodation

Some types of accommodation are exempt from the principal residence requirement because they were never meant to be long-term residences, or restrictions on ownership make them unsuitable as permanent housing.

For existing strata hotels or motels to be exempt, they must meet one of two provincial options. For more information, please refer to the Province's [Information For Strata-Titled Hotels](#) webpage.

Definitions

The following definitions are from the Province. The City has included similar terms within the [Zoning Bylaw](#).

- A **principal residence** is the residence an individual lives in for a longer period during a calendar year than any other place.
- **Short-term rentals** are accommodations provided to members of the public in a host's property, in exchange for money, for a period less than 90 consecutive days. They are generally tourist accommodations that are often found in residential or resort areas. They may be advertised via only platforms such as Airbnb, VRBO, Expedia and Flipkey, and may also be advertised on other webforms including Facebook Marketplace, or found in classified ads as newspapers.

- A **strata-titled hotel or motel** is a property in which accommodation is provided in a manner like that of a hotel or a motel. Different owners own different strata lots. There is considerable variety in how strata-titled hotels and motels are set up, established, and marketed.
- A **secondary suite** is a self-contained living unit with its own kitchen, sleeping area, and washroom facilities, and which is contained within a larger dwelling unit.
- An **accessory dwelling unit** is a self-contained living unit with its own kitchen, sleeping area, and washroom facilities, and which is located on the same property as a primary dwelling unit. An accessory dwelling unit is sometimes referred to as an ADU, garden suite, laneway home, carriage house, or garage suite.

Frequently Asked Questions

Q: If I own a property such as house, townhouse, condo, or apartment that I don't live in, but rent out nightly to tourists and visitors, will I be able to continue to do this?

A: No, the new provincial regulations restrict short-term rentals to properties where the owners live in the principal residence. The only properties that can be rented nightly, without being a principal residence, are units in a strata hotel.

Q: Can I rent out my entire home as a nightly rental while I'm away?

A: Yes, short-term rentals are allowed if the property is your principal residence (ie. your home).

Q: Can I rent out part of my home and part of another unit on the same property on a nightly basis?

A: Yes, in addition to renting out part of your home on a nightly basis, you can also rent out one other unit such as a cabin or carriage house on the same property.

Q: Can I rent out units within a strata hotel or motel on platforms like Airbnb?

A: No, the province has indicated that units within strata hotels or motels must be marketed and promoted through a single property website (ie. rental pool) and cannot be rented independently.

Please refer to the City of Vernon's [Short Term Rental Regulations](#) webpage or the Province's [New Rules for Short Term Rentals](#) webpage for additional information.

Where can I learn more?

Refer to the resources above or contact the Planning Department at 250-550-3634 or planning@vernon.ca. Staff are also available at the Community Services Building (3001 32nd Ave) during regular business hours.

