

# Short-Term Rental Current Regulation Status

Electoral Area Services Committee Meeting

June 5, 2025

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[rdco.com](http://rdco.com)



# Short-Term Rentals (STR)



Defined as full or partial units made available for rent typically between 1-30 days



Combine elements of traditional housing and tourist accommodation



Impact on the housing market is a core concern of the Province

# Provincial Regulations

## Homes for People

- Provincial housing action plan to address the housing crisis
- One major focus is turning short-term rentals into long-term homes

## Short-term Rental Accommodations Act (2023)

- Empowers municipalities with stronger enforcement tools
- Aim is to return STRs to the long-term market
- Establishes the Province's role in STR regulation
- Establishes principal residence requirements

# Current Zoning Regulations



Short-term rentals are permitted in three areas:

- Dedicated commercial resort areas (C5, C7, C8, RU7 zones)
- Bed and Breakfast (BnB) accommodations
- Agri-tourist accommodations

Bed and Breakfast and Agri-tourism accommodations have additional permitting requirements

# Current Zoning Regulations



Land use bylaws do not permit STRs in single-family dwellings, except for Bed and Breakfast (BnB) accommodations



To operate a valid Bed and Breakfast

- The applicant must occupy the home where the bed and breakfast operates
- There must not be a secondary suite associated with the parcel
- Must not be operated in an accessory home

# Member Municipality – STR Overview

| Municipality             | Principal Residence Requirement | STR permitted in a suite           | STR allowed in residential zone(s) | STR and BnB permitted concurrently | Additional Requirements                               |
|--------------------------|---------------------------------|------------------------------------|------------------------------------|------------------------------------|---|
| City of Kelowna          | Yes                             | Yes                                | Yes                                | No                                 | BL, fire plan, good neighbour agreement               |
| City of West Kelowna     | Yes                             | Yes, except detached suites        | Yes                                | No                                 | BL, fire plan, parking plan, good neighbour agreement |
| District of Lake Country | Yes                             | Yes, except detached suites        | Yes                                | No                                 | BL, parking req's                                     |
| District of Peachland    | Yes                             | Yes, except detached suites        | Yes                                | No                                 | BL, parking plan, bi-annual fire inspection           |
| RDCO Electoral Areas     | BnB only                        | No, STR in principal dwelling only | BnB only                           | No                                 | BL, fire plan   |

BL = Business License

# Bylaws related to STR regulation

## Zoning Bylaw

- Defines *where* and *how* STRs may operate

## Business License Bylaw

- Requirements and fees for STR operators to obtain a business license

## Ticket Enforcement and Utilization Bylaw

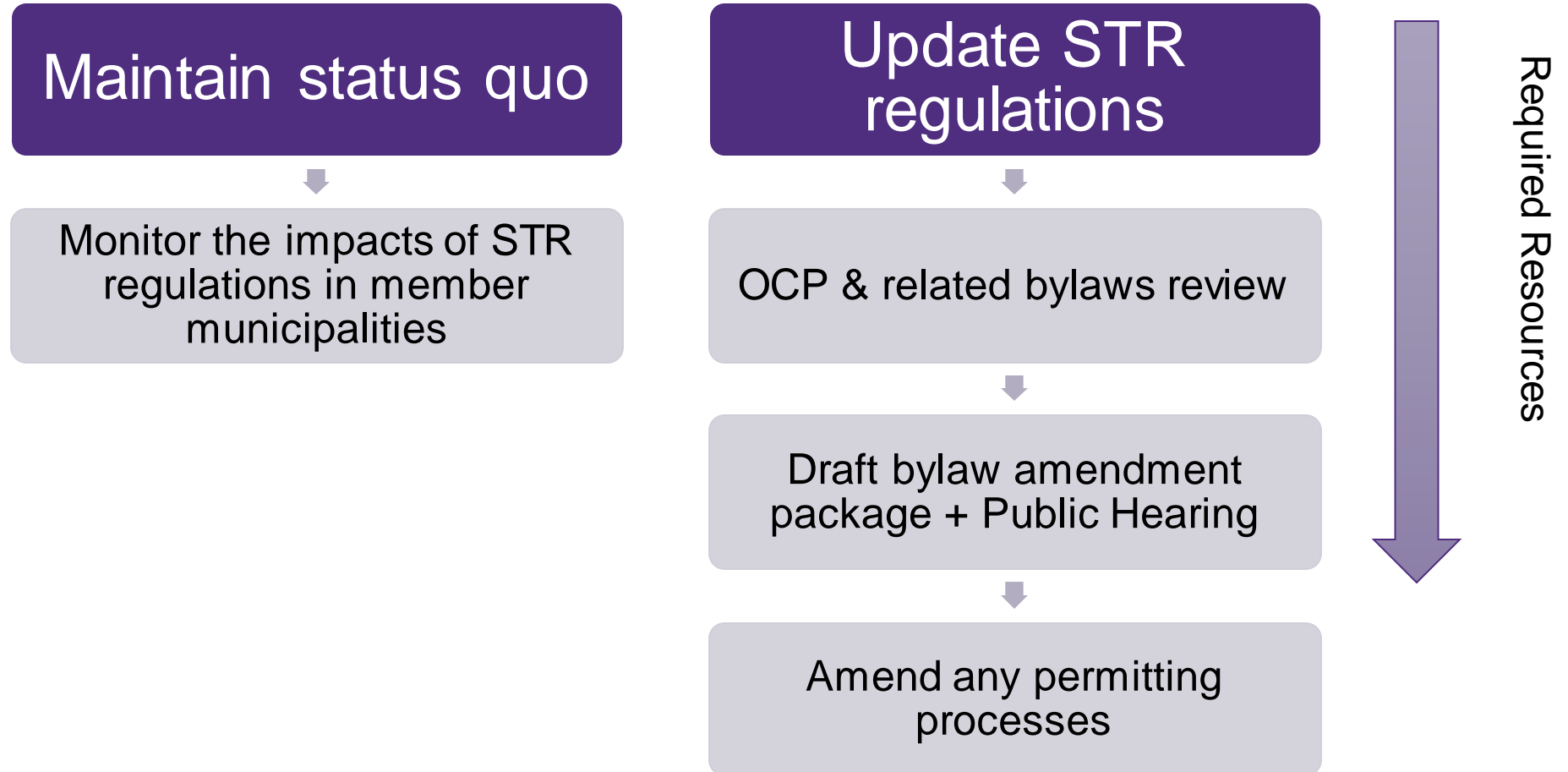
- Offences and fines for non-compliance

# Infrastructure and Safety Considerations

| Constraint                      | Issue                            | Implication   |
|---------------------------------|----------------------------------|---|
| Private access roads            | Emergency vehicle access         | STRs may be inaccessible to personal or emergency vehicles if not maintained.                           |
| Steep driveway grade            | Emergency vehicle access         | Emergency vehicle access may be inaccessible due to grades > 12%.                                       |
| Increased wastewater flow rates | Health risk                      | Septic systems may need to be upgraded to accommodate increased use by STR visitors.                    |
| Fire protection zones           | Safety risk                      | Increase in visitors to areas not covered by a RDCO fire protection service area.                       |
| Road network volume             | Increased traffic and congestion | Increased tourist traffic on roads outside RDCO authority   |
| On-site parking                 | Adequate on-site parking         | Sites with limited parking access could spill over into public roadways and require parking management. |



# Next Steps



# Recommendation

**THAT** the Electoral Area Services Committee receives the Short-Term Rental Current Regulation Status report from the Director of Development & Engineering Services dated June 5<sup>th</sup>, 2025, for information.