

# Short-Term Rental Accommodation Regulation

Regional District of Central Okanagan  
Electoral Area Services Committee

March 5, 2026

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rdco.com



# Purpose

To seek the Electoral Area Services Committee's endorsement of proposed bylaw amendments in relation to Short-Term Rental (STR) accommodation uses for RDCO's Electoral Areas.



# Engagement Process Highlights


Date	Engagement Activity	Number of Participants
January 12- February 2 2026	Short-term Rentals Survey	847 (251 responses from Electoral Areas)
January 15, 2026	Virtual Engagement Open House	15
January 20, 2026	In-person Drop-in Open House Wilson's Landing Fire Hall	13
January 20, 2026	In-person Drop-in Open House Killiney Beach Community Centre	17
January 22, 2026	In-person Drop-in Open House Ellison Heritage Community Centre	7

The Vrbo logo is a dark blue speech bubble shape with the word "Vrbo" written in white, stylized font inside.

# Short-term rentals

in Central Okanagan Electoral Areas  
East and West

*What We Heard Report*

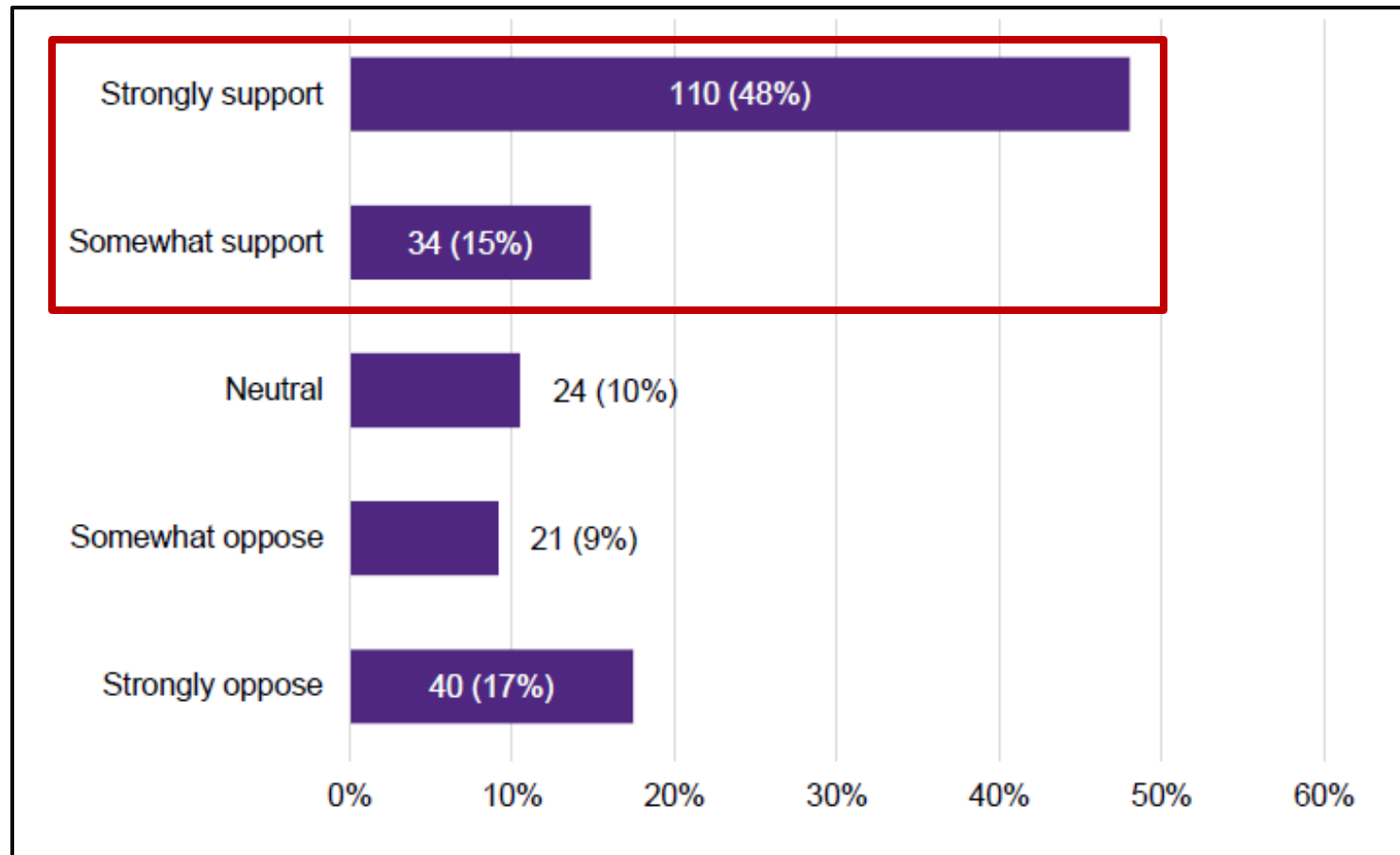
The Airbnb logo is a blue speech bubble shape with the white Airbnb symbol inside.

30% of Respondents  
Electoral Area  
Residents & Property  
Owners

70% Broader  
Perspective (Outside  
Electoral Areas)

# Survey Results

Overall, how supportive are you of the proposed approach for regulating Short-Term Rentals in the RDCO?



# Overview of Proposed Bylaw Updates

- Replacing “Bed and Breakfast” with “Short-Term Rental Accommodation” use
- Allowing STR use in 3 new zones: R2, RC1 and CD1 (Sunset Ranch)
- Allowing STRs in “full home” or secondary suites, with a maximum of one licensed STR per property
- Limiting an STR booking to a maximum of 4 bedrooms and 8 people

# Overview of Proposed Bylaw Updates Cont'd

- Requiring a minimum of 1 parking space allocated to a STR use
- Requiring a “designated representative” to respond to a complaint within 2 hours
- Requiring a RDCO-issued STR sign (with contact information for the designated representative) to be visible from a public roadway
- Proposing an application fee of \$200 and an annual licence renewal fee of \$400 to cover the RDCO’s administration costs

# Regional Outlook: Licensing Fees

- One-time STR licensing application fees within region range from \$50 to \$500
- Annual licensing fees range from \$112 to \$500

Jurisdiction	Application Fee	Renewal Fee	Notes
RDCO EAs - Current	\$100	\$265	
<b>RDCO EAs - Proposed</b>	<b>\$200</b>	<b>\$400</b>	
RDOS	\$500	\$500*	*Applies to STR TUPs in EAs A, D, E, and I
Kelowna	\$50	\$345	
West Kelowna	\$250	\$500	
Lake Country	\$100	\$350	
Peachland	\$112*	\$112	*\$56 seasonal fee

# Proposed RDCO Penalties

Offence Name	BON	Bylaw	MTI	Bylaw
Operating without a STR business license	\$500	Licensing	\$1000	Licensing
Fail to respond to nuisance complaint within 2 hrs	\$500	Licensing	\$500	Licensing
Advertising a STR without a license	\$500	Licensing	\$1000	Licensing
Contravene STR accommodation rules	\$500	Zoning	\$1000	Zoning
Contravene agri tourist accommodation rules	\$500	Zoning	\$1000	Zoning
Contravene STR accommodation rules	\$500	JRRLUB	\$1000	JRRLUB

# Next Steps: Proposed Regulation Changes

- The following bylaws are recommended to be amended:
  - Zoning Bylaw 871
  - Joe Rich Rural Land Use Bylaw No. 1195
  - Licensing and Regulation of Business Bylaw No. 1555
  - Bylaw Notice Enforcement Bylaw No. 1538
  - Ticket Information and Utilization Bylaw No. 1537
- Public Hearing and Ministry of Transportation and Transit (MOTT) approval required.

# Proposed Timeline and Process



# Summary

- RDCO's Electoral Areas have unique housing and economic contexts
- Majority community support for the proposed approach
- Regional benchmarking of proposed fees & penalties



# Recommendation

**THAT** the Electoral Area Services Committee endorses the bylaw amendments in relation to Short-Term Rental (STR) accommodation uses for RDCO's Electoral Areas as presented in the report from the Director of Development and Engineering Services dated March 5, 2026.



Thank you