

PROPOSED

EC2023-0354
ATTACHMENT 3

BYLAW NUMBER 29M2023

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND BYLAW 32M98, THE BUSINESS LICENCE BYLAW

WHEREAS Council has considered EC2023-0354 and deems it necessary to amend the Business Licence Bylaw 32M98;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. Bylaw 32M98, the Business Licence Bylaw as amended, is hereby further amended.
2. The following is added after subsection 58.1(4) as subsections 58.1(4.1) and 58.1(4.2):

“Application Requirements

(4.1) In addition to other requirements for a *licence* under this bylaw, an applicant for a Short Term Rental *licence* (whether Tier 1 or Tier 2) must provide the following to the *Director* at the time of the initial application, or at the time of the renewal of an expiring *licence*:

(a) a Fire Safety Plan for the *dwelling unit* or the portion of the *dwelling unit* offered for compensation that includes:

(i) an evacuation plan;

(ii) a floor plan of the *dwelling unit* that shows:

a. egress from the rooms offered for Short Term Rental;

b. all rooms offered for Short Term Rental including all rooms offered as bedrooms or otherwise offered to guests for the purpose of sleeping;

c. the location of smoke alarms, carbon monoxide alarms, and fire extinguishers;

d. the location of fire exits; and

e. notations indicating the dimensions of the floors and rooms;

(b) proof of ownership of the *dwelling unit* offered for temporary accommodation, or proof that the applicant has obtained the property owner’s consent for the *dwelling unit* or portion of the *dwelling unit* to be offered to guests for compensation; and

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- (c) where the *dwelling unit* or portion of a *dwelling unit* is located in a building operated by a condominium corporation, proof of the condominium board’s consent for the *dwelling unit* or portion of that *dwelling unit* to be used for temporary accommodation for compensation.
- (4.2) The *Director* may request an applicant revise the floor plan described in subsection 4.1(a) above if, in the *Director’s* opinion, it is not sufficiently legible or clearly labeled.”
3. Subsection 58.1(8) is deleted and the following is substituted:
- “Emergency Contact and Floor Plan**
- (8) A Short Term Rental *licensee* must post, in a conspicuous location on the interior of the *dwelling unit* used for the *business*:
- (a) the name, phone number and email address of an emergency contact *person* who can be reached 24 hours per day during rental periods; and
- (b) the floor plan provided at the time of the *licence* application or renewal.”.
4. In subsection 58.1(5), the word “*minors*” is deleted and the following is substituted:
- “minors under the age of 12,”.
5. The following is added after subsection 58.1(10) as 58.1(11) and 58.1(12):
- “Nuisance**
- (11) The *Director* may refuse to issue a Short Term Rental *licence* (Tier 1 or 2), or may revoke or refuse to renew such a *licence*, where the applicant or *licensee* has operated the property where the *dwelling unit* or portion of a *dwelling unit* is offered for temporary accommodation in a manner that causes or permits a nuisance or is reasonably likely to disturb the peace of any other individual.
- (12) For greater certainty, a nuisance for the purposes of subsection (11) above means any action or behaviour that is contrary to the Community Standards Bylaw 5M2004.”.
6. In Schedule “A”, under the headings indicated, the following is deleted:

<u>Section</u>	<u>Business</u>	<u>Consultation or Approval</u>	<u>New Application Fee</u>				<u>Renewal Fee</u>			
			<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
“58.1	Short Term Rental – Tier 1	none	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100

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	Short Term Rental – Tier 2	Fire	\$172	\$172	\$172	\$172	\$131	\$131	\$131	\$131”
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and replaced with:

<u>Section</u>	<u>Business</u>	<u>Consultation or Approval</u>	<u>New Application Fee</u>				<u>Renewal Fee</u>			
			<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
“58.1	Short Term Rental – Tier 1	Fire	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
	Short Term Rental – Tier 2	Fire	\$172	\$172	\$172	\$172	\$131	\$131	\$131	\$131”

7. In Schedule “C”, under the fine amounts for **Short Term Rental**, under the headings indicated, after:

	<u>Section</u>	<u>Specified Penalty</u>
“Overlapping bookings	58.1(6)	\$1000.00”

the following is deleted:

	<u>Section</u>	<u>Specified Penalty</u>
“Fail to include <i>licence</i> number on advertisement	58.1(8)	\$1000.00
Fail to post emergency contact information	58.1(8)	\$1000.00”

and replaced with:

	<u>Section</u>	<u>Specified Penalty</u>
“Fail to include <i>licence</i> number on advertisement	58.1(7)	\$1000.00
Fail to post emergency contact information or Floor Plan	58.1(8)	\$1000.00”

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8. This Bylaw comes into force on January 1st, 2024.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____