



Next phase for short-term rentals

EC2024-1305

2024 December 05



Previous Council Direction

Council approved *Council Innovation Fund Application – Short Term Rental Economy (EC2022-1240)* at the 2022 December 06 Combined Meeting of Council and directed Administration to report back to the Executive Committee on outcomes no later than Q4 2024.

Recommendations

That the Executive Committee recommend that Council:

1. Approve Administration's recommended short-term rental policy tools as identified in Attachment 3; and
2. Give three readings to the bylaw amendments as proposed in Attachment 4 to amend the Business Licence Bylaw 32M98.

Highlights

- Balance housing affordability, safety, community impact and enforcement while supporting accommodation sector and economic benefits
- Restricting short-term rentals will not solve housing affordability
- Ongoing collection and monitoring of data required



Research results about short-term rentals in Calgary



- Steady growth since 2017
- 4,950 active listings (September 2023)
- Seasonal pattern
- Serves a need beyond tourism
- Most listings are non-permanent
- Restrictions might turn some properties to long-term rental



Phase 1 (Led by: University of Calgary)

- October – December 2023
- Public survey
- Interviews with interested parties
- Focus groups

Phase 2 (Led by: The City)

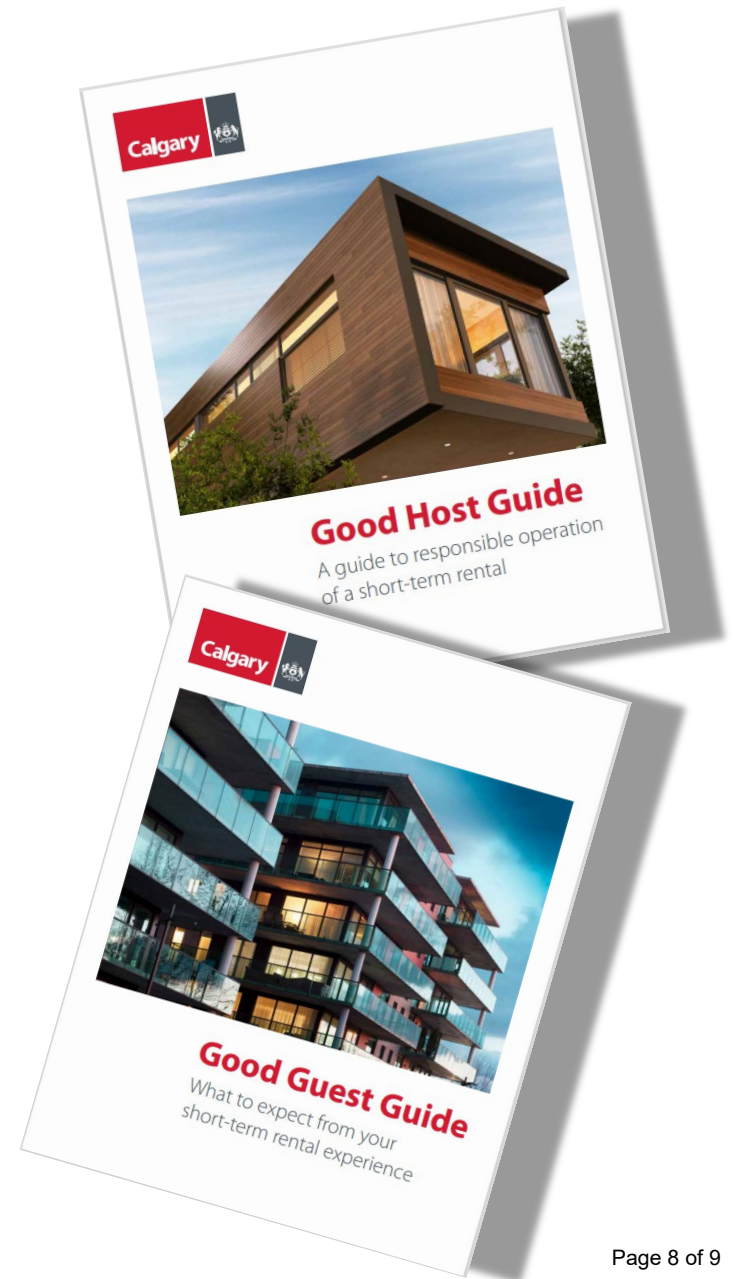
- August 26 – September 30, 2024
- Public survey
- Interviews with interested parties:
 - Industry
 - Internal (City of Calgary)

Recommended Business Licence Bylaw amendments

- Introduce Primary and Non-Primary Residence licences
- Moratorium on new Non-Primary Residence licences
- Extend the definition of 'short-term rental'
- Licence short-term rental platforms
- Restrict short-term rentals in affordable housing
- Remove condo board consent requirement

Other actions

- Explore short-term rental property tax subclass
- Form short-term rental steering committee
- Dedicated resources





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