

Corporate Planning and Financial Services Deferral Request to
Executive Committee
2025 May 13

Item # 5.1.1
ISC: UNRESTRICTED
EC2025-0507

Deferral Request – Short-Term Rentals Property Tax Sub-Class – EC2025-0441, from Q2 2025 to Q3 2025

PREVIOUS COUNCIL DIRECTION

Council approved report [EC2024-1305](#) at the 2024 December 17 Regular Meeting of Council and carried a motion that included the following recommendation:

Explore a subclass for short-term rentals located in non-primary residences.

A Motion Arising was also carried in the same meeting:

In exploring a subclass for short-term rentals located in non-primary residences as outlined in Attachment 3, Council directs Administration to investigate the feasibility of applying the same tax rate that is applied to non-residential property for a short-term rental subclass and return to Council by Q2 2025 with a report outlining the legislative and technical requirements.

The intent of this report is to provide an analysis of the legal, administrative, and technical perspective of creating a Short-Term Rental property tax sub-class and return to Council with a recommendation of this proposal.

STATUS UPDATE

Administration is identifying the considerations, implications, and barriers of the proposed short-term rental subclass from legal, administrative, cost, technical, and other perspectives. This includes [conclusions reported by the University of Calgary](#) undertaken under the City of Calgary-Urban Alliance partnership to investigate the impact of short-term rentals in Calgary's market. The work underway identifies the potential revenues associated with the proposed subclass and the costs to administer, challenges and delays in implementing technological changes to the new assessment and taxation systems in development, and addresses questions of equity between property uses and types. The detailed analysis will provide evidence-supported recommendations for Council's consideration.

OUTSTANDING WORK

Through the investigation, additional complexities in the assessment, administration, and legality of the proposal were discovered that will require more time to analyze. A deferral is required to provide time to complete the work for robust policy analysis and recommendation development for a short-term rental sub-class.

REPORT BACK TIMELINES

Administration will report to Executive Committee in Q3 2025.

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General Manager Les Tochor concurs with the information in this deferral request.