

Background and Previous Council Direction

Background

The City of Calgary first introduced regulations for short-term rentals in February 2020. The housing market, economic conditions, and social environment have changed in the last five years, with the COVID-19 pandemic, housing crisis, and other large-scale events. Short-term rentals are being re-examined to assess their role in the housing market and accommodations market, resulting in the need for regulatory updates.

The City of Calgary engaged the University of Calgary, through the Urban Alliance partnership, on a two-year study of Calgary's short-term rental market to explore market impacts, engage with Calgarians, and propose recommendations to improve safety, enforcement, and licensing of short-term rentals. The study produced three reports, engagement summaries, and proposed tools for regulation of the short-term rental market.

On 2024 December 17, Council approved the recommended tools (EC2024-1305) arising out of the University of Calgary study, including exploring a short-term rental property tax sub-class for non-primary residences. In the same meeting, a Motion Arising was passed to explore a short-term rental sub-class in non-primary residences, applying the non-residential tax rate, and reporting back to Council mid-2025.

On 2025 June 24, Council approved the Property Tax Policy Principles (EC2025-0587), forming the basis of an effective framework for evaluating property tax systems and reforms. Each principle is considered in the evaluation of policies, including the proposed sub-class.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2025 June 24	EC2025-0587	<p>Response to Financial Task Force Recommendations 20 and 34</p> <p>Council approved the proposed Property Tax Policy Principles as part of the Property Tax Principles and Indicators Council Policy.</p>
2025 May 27	EC2024-0507	<p>Deferral Request – Short-Term Rentals Property Tax Sub-Class – EC2025-0441, from Q2 2025 to Q3 2025</p> <p>Administration will report to Executive Committee in Q3 2025.</p> <p><i>Note: The report back was deferred due to the complexity of analysis.</i></p>
2024 December 17	EC2024-1305	<p>Next Phase for Short-Term Rentals</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Approve Administration’s recommended short-term rental policy tools as identified in Attachment 3; and 2. Give three readings to Proposed Bylaw 53M2024 in Attachment 4 to amend the Business Licence Bylaw 32M98. <p>Next Phase for Short-Term Rentals</p> <p>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.</p>
2023 June 06	EC2023-0354	<p>Improving Short Term Rental Community Impact and Safety</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Give three readings to the bylaw amendments in Proposed Bylaw 29M2023 (Attachment 3) to amend the Business Licence Bylaw 32M98.
2022 December 6	C2022-1240	<p>Council Innovation Fund Application – Short Term Rental Economy</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Approve the Council Innovation Fund Application for one-time funding in the amount of \$324,070; and

2. Direct Administration to report back to the Executive Committee on outcomes no later than Q4 2024.

2022 July 26

[C2022-0829](#)

Notice of Motion - Addressing Short Term Rental (STR) Licensing

NOW THEREFORE BE IT RESOLVED

that Council direct Administration to report back to Council no later than Q2 2023 to: Revise the existing fee structure for short term rentals, building off of the work of the CPS2018-1328 Short Term Rental Scoping Report; Prepare updates to the "Good Host Guide" and "Good Guest Guide"; Update requirements to obtain a business license.