

**Calgary**

## Scoping Report Goal

To explore the:


- Business Licence;
- Land Use; and
- Safety Codes (Fire and Building Codes)

requirements to **ensure appropriate level of safety and oversight.**


CITY OF CALGARY  
**RECEIVED**  
 IN COUNCIL CHAMBER  
  
**DEC 05 2018**  
 ITEM: 7.4 CPS2018-1328  
Distribution  
 CITY CLERK'S DEPARTMENT

05/12/2018
CPS2018-1328
2




**Calgary**  **In Scope Market Segments**

**Short Term Rental**




**Short Term Rental**

**Bed & Breakfast**



**Bed & Breakfast**

**Rooming (Lodging) House**



**Rooming House**

05/12/2018 CPS2018-1328 3

**Calgary**  **Safety and Regulatory Oversight**

**Business Licensing**

- ✓ public safety
- ✓ consumer protection
- ✓ service quality
- ✓ monitoring and reporting

**Land Use**

- ✗ public safety
- ✗ consumer protection
- ✗ service quality
- ✗ monitoring and reporting

**Safety Codes (Fire and Building)**

- ✓ public safety
- ✗ consumer protection
- ✗ service quality
- ✗ monitoring and reporting

05/12/2018 CPS2018-1328 4



**Calgary**  **Complaints under current Lodging House licence category**



- Sleeping space in closets
- No fire exits
- Overcrowding
- 24 guests in one dwelling

05/12/2018 CPS2018-1328 5

**Calgary**  **Complaints under current Lodging House licence category**





Screen shot from actual listing in Calgary





05/12/2018 CPS2018-1328 6





## Examples from other Jurisdictions



Short Term Rental



**Restrictions**

- No hourly rentals
- No multiple/overlapping bookings
- No sleeping quarters in outdoor areas, including treehouses and vehicles
- Renters must have landlord permission
- Occupancy limits

**Requirements/Conditions**

- Business Licence number posted with listing
- Fire exit plan and emergency numbers and 24/7 contact provided onsite
- CO detectors and interconnected smoke alarms
- No excessive loud noise

05/12/2018
CPS2018-1328
7

## Options including cost

Option	Funded by Current Fees	Funded by Mill Rate	Funded by New Licence/Inspection Fees
Option 1 - Maintain Status Quo	\$320,000/yr		
Option 2 – Undertake public engagement		\$100,000 1x	
Option 3 - Develop a Tiered Business Licence for Tourist Accommodation Operator	\$30,000 1x		up to \$676,000/yr up to \$69,000 1x
Option 4 - Revise the Lodging House Business Licence Category	\$5000 1x		
Option 5 - Funding for Public Education	\$32,000 1x		

05/12/2018
CPS2018-1328
8





**Administration's Recommendation**

That the SPC on Community and Protective Services recommends that Council:

1. Direct Administration to undertake work to create a new, tiered licence category in the Business Licence Bylaw 32M98 for Tourist Accommodation and bring forward amendments to this bylaw to Council through the SPC on Community and Protective Services no later than 2019 Q3;
2. Direct Administration to revise the Lodging House licence category in the Business Licence Bylaw 32M98, to clarify the definition and scope for application to rooming, lodging, and boarding houses, and bring forward amendments to this bylaw to Council through the SPC on Community and Protective Services no later than 2019 Q3; and
3. Direct Administration to develop a public education campaign to be launched following approval of the above bylaw amendments.

