Short-Term Rental Accommodations Act (STRAA) Frequently Asked Questions for Local Governments

Disclaimer

The information in this FAQ about the Province of British Columbia's Short-Term Rental Accommodations Act and regulations is provided for the user's convenience as a basic starting point. It is not a substitute for obtaining independent legal advice. If there is a conflict between the information in this FAQ and the legislation or regulations, the legislation and regulations prevail. This information may be subject to change, including due to any future government decisions.

Platform Requirements

Are platforms responsible for verifying that a local government business licence is valid?

- No, however, platforms are required to enable the posting on the platform of the local government business licence number (e.g., add a field for hosts to display this) beginning May 1, 2024. Hosts are responsible for including their business licence number on the listing as required by provincial legislation.
- Platforms are not required to prevent hosts from listing without a business licence, although some platforms may choose to take this additional optional step.
- If a platform has not enabled the posting of the business licence number where applicable, the local government may report the matter to the Provincial STR Compliance and Enforcement Unit (CEU).

Will platforms be responsible for ensuring all listings include a valid provincial registration number?

- Yes. Once the provincial STR registry is implemented in 2025, platforms will be required to ensure all listings include valid provincial registration numbers.

Provincial principal residence requirement

Are local governments responsible for enforcing the provincial principal residence requirement?

- No. The provincial Short Term Rental Compliance and Enforcement Unit in the Ministry of Housing is responsible for enforcing provincial legislation and regulations, while local governments are responsible for enforcing their STR bylaws.

How does the provincial principal residence requirement impact local government STR business licencing?

- The provincial principal residence requirement is a "floor", and local governments may establish more restrictive requirements, such as banning short-term rentals in secondary suites or accessory dwelling units, or limiting the total number of short-term rentals per neighbourhood.
- The Province defines short-term rentals as accommodations provided to members of the public on, or inside, a host's property, in exchange for money, for a period of less than 90 consecutive days. For the purpose of local bylaws, local governments can continue to define short-term rentals differently from the Province's 90-day definition if they choose
- While the provincial principal residence requirement will be enforced at the provincial level, local governments should not grant zoning (or other permission) to short-term rental hosts, where inconsistent with the provincial legislation.
- Local governments may wish to review their bylaws and consider whether any updates may be warranted in light of the provincial rules.

Provincial Registration

How will provincial STR registration work?

- Once it launches in early 2025, all STR hosts and platforms will be required to register on the provincial STR Registry before a certain date.

- Registration will be required for both STRs in areas not covered by the provincial principal residence requirement and STRs in principal residences, B&Bs, etc. However, hotels and motels will not have to register.
- To register, hosts will be required to provide documentation to prove that their STR accommodation complies with the principal residence requirement (where applicable).
- STR hosts will be required to display a registration number on their STR listings and platforms will be required to ensure that all listings include a valid registration number.
- More details on provincial registration will be available in late fall 2024.

How will provincial registration interact with local government business licencing?

- Further details about provincial registration and how it will relate to local government licencing will be available in the late fall.

Provincial Enforcement

How can a local government report suspected violations of the *Short-term Rental Accommodations Act*, including the provincial principal residence requirement?

- If a local government suspects a host or platform is not following the provincial regulations (e.g., principal residence requirement; requirement for a platform to enable a business licence field), the local government may report the matter to the Provincial STR Compliance and Enforcement Unit (CEU) at [CEU.STR@gov.bc.ca.](mailto:CEU.STR@gov.bc.ca)

How can the public report suspected violations of the *Short-term Rental Accommodations Act*?

- If a member of the public believes a short-term rental host of platform is not following the provincial rules, this can be reported to the CEU through the [public tip information form.]

Where can local governments redirect hosts who have questions about the provincial rules?

- Information is available to support hosts and platforms, including a map to help figure out whether the provincial principal residence requirement applies to a particular address, at the following links:
    - [Information for short-term rental hosts](#)
    - [Provincial principal residence requirement](#)
    - [Strata titled hotel or motels](#)
- Business and individuals are responsible for complying with the STRAA and determining whether they operate a hotel or a strata hotel, for example, or are otherwise exempt from the principal residence requirement. Businesses may want to obtain independent advice about how their operations are impacted by new legislation.
- The Province is not able to proactively advise owners whether or not they comply with the Act.
- For general inquiries about the STRAA, hosts can contact ServiceBC. ServiceBC is open Mon to Fri from 7:30 am to 5:00 pm with help available on the phone, toll free, in 140 languages and for people who are deaf, hard of hearing or speech impaired.