

Ontario Municipalities- Residential Rental Licensing

MUNICIPALITY	FEES	WHAT UNITS REQUIRE A LICENCE	BEDROOM LIMIT	STAFFING REQUIREMENTS / FINANCIAL IMPACTS
<p>Oshawa (Vicinity of Durham College and the University of Ontario Institute of Technology) Schedule K to By-Law Number 120-2005, passed in 2008</p>	<ul style="list-style-type: none"> • Non-refundable application fee - \$75 • First time applicant - \$500 • Annual Renewal if submitted 60 days or more prior to expiry - \$360, \$500 thereafter 	<p>All residential rental properties Exempt:</p> <ul style="list-style-type: none"> • a rental unit that is occupied by all owners of the rental unit as their sole residence and in which no more than 2 bedrooms are occupied by tenants. • a “housing project” defined in the Housing Services Act, 2011 	<ul style="list-style-type: none"> • Limits the number of bedrooms in a rental unit to five within the Simcoe Street Corridor, and to four elsewhere 	<p>In 2008, proposed by-law contemplated a licensing fee of \$250 which was less than the anticipated cost of administration of the Licensing By-law respecting a rental unit for 1 year.</p>
<p>London (Citywide) By-Law CP-19, passed August 30, 2011</p>	<ul style="list-style-type: none"> • Initial application - \$165.00 • Annual Renewal - \$55.00 • If a fire inspection is required - \$171 <p>ownership change = new licence</p>	<ul style="list-style-type: none"> • Any building containing four or less rental units and converted dwellings (including secondary dwelling units). <p>Exempt:</p> <ul style="list-style-type: none"> • Rental units in an apartments, stacked townhouse, townhouse • Rental unit that constitutes the principal residence of the registered owner, and temporarily rented for no greater than 12 consecutive months in a 24-month period, and the owner intends to reoccupy the unit 	<ul style="list-style-type: none"> • Bedroom limit is separate from the licensing by-law. The Zoning By-law limits bedrooms to 5 in a dwelling unit 	<p>In 2008, anticipated</p> <ul style="list-style-type: none"> • 2 Property Standards Officers • 1 Customer Service Representative <p>2009, reduced to 1 property standards officer and 1 customer service representative.</p> <p>Anticipated cost 2008 (2&1) yearly cost = \$230,000.</p> <p>A licensing registration fee of \$150 collected year 1 and year 6 = revenue stream in a revenue stream of \$1,875,000 in 5 years</p>

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<p>Waterloo (Citywide) By-law 2011-047, passed May 9, 2011; came into effect April 1, 2012</p>	<ul style="list-style-type: none"> • Preliminary consultation \$68.15 • Fee varies from \$374.82 to \$757.30 depending on licence and number of bedrooms in a rental unit • separate fee schedule for townhouses in block ownership • Annual renewal fee \$224.89 to \$413.07 • full cost recovery 	<ul style="list-style-type: none"> • any low rise building containing 3 or less rental units (including single-detached dwellings, semi-detached, duplexes, triplexes, converted dwellings, townhomes), and • any owners renting out 1, 2, 3 or 4 bedrooms in their residential unit Zoning Exemptions: <ul style="list-style-type: none"> • student residence operated University /College operated and zoned "BI" under the relevant Zoning By-Law; • an Apartment Building; Group Home; hotel, inn or bed and breakfast; Special Care Homes, Group Homes, Long Term Care Homes, Retirement Homes, Social Housing or Affordable Housing (which is subject to an agreement with the Region of Waterloo) 	<ul style="list-style-type: none"> • Class 'A' rental units not covered by any of the other classes. Class 'A' = max. of 4 bedrooms for rent • Class 'B' licenses are for owner occupied and permit a max. of 4 bedrooms for rent • Class 'C' rental units with more than 5 bedrooms (boarding houses, lodging houses or rooming houses) • Class 'D' for existing lodging houses • Class 'E' is for a temporary rental unit (up to 36 months) • Class Z: Required for units in buildings that contain 4 or more dwelling units, where the units are horizontally separated 	<p>In 2011, staff requirement =</p> <ul style="list-style-type: none"> • 1 Program Administrator • 3 P.S.O's • 1 F.P.O. • 1 FT & 1 PT Planning Position • 1 FT Amanda Program Administer turning to PT after 2 years <p>RRHP Program Model</p> <p>There were deficits in 2011, 2012, and 2013 and surpluses in 2014, 2015, and 2016. In 2012 and 2013 more applications were received than originally projected, = in a surplus.</p>

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<p>North Bay Initially applied to a specified geographical area, expanded City Wide 2016. By-Law Number 2011-184 came into effect January 1, 2012, which was later repealed. By-law 2012-55 came into effect on March 5, 2012</p>	<ul style="list-style-type: none"> • Each rental unit - \$300 • Renewal fee (every 2 years) - \$300 • Late Payment Fee - \$25.00 • Appeal Fee - \$50.00 • Variance Application Fee - \$300.00 	<p>All dwelling units used for rental accommodation, where:</p> <ul style="list-style-type: none"> • They are zoned for low density residential use <p>Exemptions:</p> <ul style="list-style-type: none"> • housing project, apartment building (4 or more dwelling units), rental unit occupied by 1 tenant, in which no more than 1 other bedroom is occupied by a tenant • a unit occupied by the owner as their sole residence and in which no more than 2 bedrooms are occupied by tenant 	<p>Limits the number of bedrooms occupied by tenants in a rental unit to 5.</p> <p>Permits variances with respect to the number of bedrooms.</p>	<p>No increase in staffing after implementation of the Licensing By-Law.</p>
<p>Thorold (Citywide) Council approved a By-law on November 17, 2017. By-law 105-2017 to come into force on January 1, 2018.</p>	<ul style="list-style-type: none"> • \$500.00 fee (initial application) • valid for 2 years • Renewal fee: \$400 if granted prior to the licence expiring, otherwise \$500 	<p>All existing and new residential rental properties within the municipality</p> <p>Exempt:</p> <ul style="list-style-type: none"> • Apartments (5 or more units) • Dwellings in which the homeowner(s) reside: they may rent up to two rental bedrooms without a licence • Student residence/dormitory operated by a University, College or private operator 	<p>No limit on the number of bedrooms. It is proposed that the number of bedrooms/habitable rooms per parking space will be regulated by the new Comprehensive Zoning By-Law.</p>	<p>\$152,626 for the hiring of two full-time By-law Enforcement Officers. The Residential Rental Licensing Program is designed to be self-sufficient. Once it is in force, the licensing fees will pay for all costs associated with the program and there will be no funds required from the general tax levy.</p> <p>2017 overrun of \$69,882 Capital expenditure costs to include: two (2) By-law cars and two (2) sets of office furniture.</p>
<p>Hamilton [Council decided against a proposed By-law in 2013]</p>	<ul style="list-style-type: none"> • \$192 per unit • annual renewal fee: \$100 per unit 	<p>Rental building in the City containing from one-to-six dwelling units, including a building which is a single detached dwelling.</p>		<p>Hamilton anticipated a total of seventeen new FTEs phased over a three year period:</p> <p>Proactive Enforcement Team:</p> <ul style="list-style-type: none"> • 5 Enforcement Officers • 1 By-law Clerk

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		<p>Exempt:</p> <ul style="list-style-type: none"> • a bed and breakfast, hotel or motel • lodging house • a residential care facility • a dwelling unit to which any of the following Acts or their regulations apply: <ul style="list-style-type: none"> (i) Homes for Special Care Act; (ii) Long Term Care Homes Act, 2007; (iii) Social Housing Reform Act, 2000. 		<p>Licensing Specific Staff:</p> <ul style="list-style-type: none"> • 1 Senior Project Manager • 1 Application Analyst • 1 Fire Inspector <p>Administrative and Enforcement Staff:</p> <ul style="list-style-type: none"> • 4 Enforcement Officers • 1 Fire Inspector • 1 Licensing Clerk • 1 Licensing Facilitator <p>Hamilton Fire Department</p> <ul style="list-style-type: none"> • 1 Inspector <p>Implementation of the proposed by - law was anticipated to have a net levy impact of \$600,000 in the first year and reduced to \$450,000 in the second year (based on 30% cost recovery from fines and fees)</p>
<p>Guelph [Staff recommended against a residential rental licensing by-law in 2014]</p>	<ul style="list-style-type: none"> • Option 1: \$132 per bedroom per year (\$11 per month) • Option 2: \$90 per bedroom per year (\$7.50 per month) • Option 3: \$62 per bedroom per year (\$5.17 per month) 	<p>All businesses that rent living accommodations other than apartment buildings, special needs housing (nursing homes, rest homes, palliative care), group homes, emergency shelters, student residences operated by universities or colleges, and social housing (subject to the Housing Services Act)</p>	<p>A February 19, 2013 staff report indicated that “The number of bedrooms within a dwelling would not be limited by the licence.</p> <p>Rather, the number of bedrooms that can be rented would be specified.” Number of bedrooms to be in accordance with the Zoning By-law.</p>	<p><u>Option 1</u> (one year program, annual renewal, annual inspections):</p> <ul style="list-style-type: none"> • 1 Program Administrator • 4 Administrative Supports • 1 Fire Prevention Officer • 9 Inspectors <p><u>Option 2</u> (two year program, two year renewal, inspection every two years):</p> <ul style="list-style-type: none"> • 2 Administrative Supports • 1 Fire Prevention Officer • 5 Inspectors

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				<p><u>Option 3</u> (one year program, annual renewal, self-certification, risk based inspection):</p> <ul style="list-style-type: none"> • 3 Administrative Supports • 3 Inspectors <p>All options would have an initial negative impact on the Operating Budget in year one, a positive impact on year two, and full cost recovery by the end of year five.</p>
<p>Toronto Pilot Project- currently being debated- 3 year Pilot Project introduce temporary zoning to allow multi-tenanted houses in 5 select areas- By-Law will allow 7 dwelling rooms in a multi-tenanted house</p>	<p>Not set as of March 2018</p>	<p>Proposed By-Law will affect buildings containing more than three dwelling rooms that may have private sanitary facilities or shared facilities for sanitary and cooking.</p> <p>Dwelling room is a room provided for a fee or other consideration, for living accommodations which may contain private sanitary facilities but not cooking facilities:</p>	<p>7 Dwelling Rooms (Dwelling room is a room provided for a fee or other consideration, for living accommodations which may contain private sanitary facilities but not cooking facilities)</p>	<p>Requirements have been proposed- staffing has not been indicated and costs and staffing will be dealt with if Pilot Project voted to move forward.</p>

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<p>Windsor Council voted down Licensing regime February 2018 - Adopted increased enforcement Pilot Project – 3 new officers Cost-\$160,000</p>	<p>\$460 to \$600 for the initial licence fee.</p>	<ul style="list-style-type: none"> • Residential Rental House (Types 1 and 2); and Owner-Occupied Rental House (Types 1 and 2). • A Residential Rental House is generally defined as a house that is rented or leased. • Types 1 and 2 distinguish between the numbers of bedrooms in the house. 4 bedrooms or less is considered a type 1, and 5 or more bedrooms is considered a type 2. • The Owner-Occupied Rental House is defined similarly; here the owner occupies the dwelling unit as a principal residence in addition to renting or leasing rooms. 4 bedrooms or less is type 1, and 5 or more bedrooms is a type 2. 	<p>No bedroom limit but licence based on numbers of bedrooms</p>	<p>By-law proposal that was defeated called for the hiring of :</p> <ul style="list-style-type: none"> • 1 Program Supervisor • 1 Temporary Amanda support staff (1 yr) • 1 Administrative Staff • 5 Full-time By-law Officers <p>Cost- Salary and Benefits \$740,000</p> <p>Fire Department</p> <ul style="list-style-type: none"> • 4 new Full-time Inspectors <p>Cost – Salary and Benefits \$713,832</p>
<p>St Catharines (considering By-Law)</p>	<p>\$500.00 (initial fee- 2 years) \$400.00(renewal- two years)</p>	<p>Residential rental dwellings with four or less units. Exemptions:</p> <ul style="list-style-type: none"> • Owner occupied residential dwelling unit with a maximum of two bedrooms that are occupied by tenants; • Student residence / dormitory that is operated by a University / College; • Apartment building (dwelling with five or more units); • Hotel, inn, bed and breakfast 	<p>No limit on the number of bedrooms. It is proposed that the number of bedrooms/ habitable rooms per parking space will be regulated</p>	<p>Would require: Owner occupied residential dwelling unit with a maximum of two bedrooms that are occupied by tenants;</p> <ul style="list-style-type: none"> • 7 Enforcement Officers • 1 Licensing Coordinator • 2 Fire Inspectors <p>Initial Hiring would be four employees</p> <ul style="list-style-type: none"> • 2 By-law Officers • 1 Fire Inspector • 1 Coordinator <p>Cost \$464,285</p>