

Jurisdictional Scan

Jurisdiction	Operator Licence/ Registry	Operator Fees	Company Licence	Principal Residence Only	Night Cap	Safety Provisions	Nuisance Provisions
Hamilton (proposed)	Yes	Yes	Yes To govern STR activity and support compliance with the proposed regulations	Yes In all residential building types (owners and renters to STR – with renters requiring permission from the owner)	Less than 30 days. Limited to 180 nights per year	<p>Yes – buildings and fire safety: All STR units shall have a maximum occupancy of two adults per sleeping room.</p> <p>All STR must provide guests with contact information of a designated person associated with the property who could be reached 24 hours per day during the rental period if needed.</p> <p>STR operators must provide access for building of the unit within 7days of being requested by the City.</p> <p>All STR operators would be subject to a regular system of audits and inspections.</p>	Yes
ONTARIO							
Blue Mountains	Initial licensing fee: \$2,500; renewal of \$1,000.				Depends on where they are at and the number of bedrooms + what parking is available + fire safety concerns.	5.4 A person is not eligible to hold a licence unless the person has provided a statement prepared by the Fire Chief dated within a period of 24 months of the date of application for licence indicating that the premises conforms to the Fire Protection and Prevention Act and its regulations as they relate to the operation and use of the premises for short- term accommodation purposes with such statement indicating the	

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						<p>occupant load for sleeping purposes for the premises.</p> <p>Happens every 2 years and get it every time there is a renewal (don't call it renewals – call it just a new license every 2 years).</p> <p>Fire inspection occurs before the issuing of the license for \$75 fee.</p>	
Newmarket	Yes	<p>\$5,000 + \$1 per room booking per night</p> <p>Rental operators (\$100 for 1 bedroom, \$200 for 2 bedroom, \$300 for 3 bedroom)</p>			Max of six (6) guests and three (3) bedrooms are permitted to be rented out for STR or B&B use.		
Niagara-on-the-Lake		\$175/room			<p>B&B establishment means a single-detached dwelling with no more than three (3) guest bedrooms for overnight lodging</p> <p><i>The maximum number of occupants</i></p>	<p>13. all STRs are required to be inspected at a minimum, every two (2) years, and are required to pay any applicable user charge for the inspection as per the Fire Department annual user fees and charges – 4634C-20</p> <p>Please CLICK HERE to review our STR inspection list (page 4-6)</p> <p>SECTION 4.05 of our STR By-Law states the following:</p>	

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					<p><i>within a short-term rental shall not exceed a total number based upon two (2) persons per bedroom plus an additional two (2) persons.</i></p>	<p><i>PRE-LICENSE INSPECTION 1. It is the responsibility of any person applying for a license to coordinate with the Town Clerk, to arrange for an inspection of the property as a condition to and prior to receiving a license to ensure compliance with the following:</i></p> <p><i>(a) provisions of this by-law;</i> <i>(b) Ontario Fire Code;</i> <i>(c) Ontario Building Code;</i> <i>(d) Property Standards By-law;</i> <i>(e) Clean Yards By-law;</i> <i>(f) Zoning By-laws; and</i> <i>(g) Ontario Electrical Safety Code; and -4634C-20</i> <i>(h) any other Town by-laws that may affect the status of the application.</i></p> <p>Fire Department inspects STR properties on a two-year basis.</p>	
Oakville	\$237/year	\$246 application fee for operator		Yes	No limit on how many people per rental unit. However, do manage the number of lodging units that can be rented out at a max of 3.	<p>No inspections required.</p> <p>Do not have Fire inspect the property. The applicant is required to sign a statutory declaration stating they are in compliance with Fire Protection and Prevention Act, 1997 or any other regulations made under it including the Fire Code and the applicant is</p>	

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						required to sign a statutory declaration each year upon renewal of their license.	
Oshawa	Yes	\$75 + \$75 application fee			Max of 2 rooms and max of 2 occupants per room. Once someone is renting out per room basis, more than 3 bedrooms or 3 people that don't know each other it would fall into the definition of lodging house/rooming house. But if it's a full four-bedroom house renting for the weekend there is no cap because are individuals who know each other.	Currently do not do any inspections for STRs. Have not had anyone apply yet (new as of Jan) so haven't issued any licenses.	

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Ottawa	Yes.	\$57 administration fee + \$53 permit fee (2 years)		Yes. Also allow for cottage/vacation homes.	<p>A limit of 2 overnight guests per sleeping room (children under the age of 12 count as 0.5 persons)</p> <p>A maximum number of four (4) sleeping rooms in a dwelling unit or mobile home, with up to a total of eight (8) overnight guests</p> <p>A maximum number of eight (8) sleeping rooms in an oversized dwelling unit, with up to a total of ten (10) overnight guests</p>	<p>No inspections done on properties based on the by-law that is currently on the way to being implemented (appeal process is underway).</p> <p>Further inspections by By-law Enforcement Staff will be conducted on public complaint.</p> <p>Fire inspections are not done but fire plans are provided to the Fire Prevention department and there is a requirement for Fire Extinguishers in the STR.</p>	

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Toronto	Yes	Yes Fee estimate: \$40-\$150 annually	Fee estimate: \$5000 - \$20,000 plus fee per night or listing	Yes	Less than 28 days. Limited to 180 nights per year	Don't need a fire inspection. If have basement apartment, need to have fire and building permit confirm before the application process. If find anything illegal/charge the property, they keep track.	Emergency contact that is reachable while operator is away
Vancouver	Yes	\$49	No	Yes Prohibits STR in vacant secondary suites	No	Yes. Fire and property standards building requirements	Yes
OUTSIDE ONTARIO							
Austin	Yes STR Licence: owner occupied, not owner occupied, multifamily/ commercial	\$443 for initial application \$236 renewal fee	No	No 3% cap on non-principal residential rentals by census tract	No	Yes Property standards building requirements	Yes Regulations regarding noise Caps on number of adults in unit
Chicago	Yes Vacation Rental Licence	Yes \$250 every 2 years	Yes \$10,000 + \$60 per unit listed	No	No	Yes Fire and property standards building requirements	Yes Provide guest with contact information; renters must have landlord permissions; occupancy limits; no hourly rentals

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Denver	Yes STR Business Licence	\$50 every 2 years for a lodger's tax ID +\$25 annually for the short-term rental business licence	No	Yes Permits STR in secondary suites	No	Yes Fire Safety	Yes Permission from landlords and owners
Golden BC (proposed)	Operators Licence	\$70 annually Minimum 2 off-street parking requirement	Under consideration	Yes	No	Yes Fire and property standards building requirements	
Los Angeles	Transient Occupancy Registration Certificate	No	No	Must reside 6 mths in year. Considering different permit for commercial STR	180 nights	Yes Fire and property standards building requirements	Host responsible for any nuisance violations
Nashville	1. Owner occupied 2. Not owner occupied 3. Not owner-multifamily occupied	\$50 and signed affidavit	No	Only 3% of single-detached and two-family units may be STR if qualified	No	Yes Fire and property standards building requirements	Abide by noise City hosts a complainant's hotline

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New Orleans	Operators Licence: 1. Temporary 2. Accessory (secondary suite or room) 3. Commercial (change of use)	1. Temporary \$50 for principle res, \$150 without	No	Yes Principle residents pay lower fee	Temp. license: 90 days	Yes Fire and property standards building requirements	Notify neighbours; occupancy limits; noise; odours, glare, etc. Landlord permission
New York	No STR are illegal except when owner occupied. Not permitted in multi- family buildings	No	No	Yes	No	Yes Fire and property standards building requirements	No
Philadelphia	1. Primary resident less than 91 nights – does not require permit 2. Primary resident 91- 180 days require permit. 3. Visitor Permit: 180 days + nights – does not have to be primary residence	1. No fee 2. \$125 annually 3. Visitor Permit \$150	No	Principle resident must reside in home 9 months of year No limit on rentals of accessory units	Yes Class 1: 90 days. Class 2: 180 days	Yes Fire and property standards building requirements	May not disturb neighbours. Guests of lodgers only permitted between 8am to Midnight
Portland (OR)	STR Rental Permit: 1. two bedroom 2. three bedroom (land use review required)	1. \$178 inspection and \$62 renewal 2. \$100 inspection fee and \$62 renewal	No	Principle resident must reside in home 9 months of the year No limit on rentals of accessory units	Yes	Yes Fire and property standards building requirements	Neighbourhood notice required

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Province of Quebec	Yes	Yes \$247.78 annually + \$5.22 per unit annually	No	No	No	No	No
San Francisco	Business Registration Certificate	\$50 annually +business Registration Cert ranging from \$91 - \$251 annually based on income	No license, but other regulation applies to companies	Permanent residence must occupy for 275 days annually	Limit of 90 non- hosted nights per year	Yes Fire and property standards building requirements	Hot line specific to STR
Santa Monica	Yes	Yes \$75 annually on first \$60,000	No	Yes	No	Yes Fire and property standards building requirements	Yes: resident must take responsibility for and prevent any nuisance activates
Seattle (proposed)	Operators Licence	\$75 annual fee	Yes Proposed annual licence fee and nightly fee	No	Only one STR rental permitted	Yes Fire and property standards building requirements	Proposed to include nuisance provision

Note: Berlin has maintained a ban on STR's until 2020 – partial STR (bedroom) with principal resident, with limited housing very few allowed by permit