

Pilon, Janet

Subject: Protect short-term rentals in Hamilton

From: Sameera Prematilake

Sent: January 17, 2023 9:51 AM

To: clerk@hamilton.ca

Subject: Protect short-term rentals in Hamilton

Dear Town Clerk Town Clerk,

I'm a homeowner near the border of Hamilton and Stoney creek. I thank the City of Hamilton for creating a safe and accommodating city for everyone (residents and visitors alike). I live and host a portion of my home (a studio apartment) as a short term rental (STR) unit. Since I'm renting my primary residence most of the restrictions suggested by report PED17203(c) do not affect my STR operation but there are three sections that do. See below list of the sections and why they hinder STR operation.

Section 4.1: Fees of over \$300 just to start a STR would leave home owners like myself debating if it is worth the investment of retrofitting unused portions of the home for STR.

Section 4.8: 120 nights per year limit would mean the STR unit is empty for over half the year which would contribute negatively towards the housing crisis in Hamilton.

Section 4.9: 2 adults per sleeping area means families with children older than 2 years of age will not be able to use STRs in the City of Hamilton! This is a restriction that will be felt deeply by families visiting as they oftentimes can not find a safe, private, affordable and large enough accommodation through other means (Hotels and Motels).

Furthermore I would like to point out below paragraph from Lou Piriano's (President of REALTORS® Association of Hamilton-Burlington) letter:

"While we can appreciate the City's overall goal to protect the rental housing stock, there must be a fair and equitable regulatory oversight rather than restrictive and punitive regulations. In our opinion, the proposed plan to regulate short-term rentals is overly prohibitive and infringes on homeowner and property rights. In particular, we believe that limiting short-term rentals to primary residences and implementing a cap on consecutive and total annual days are unjustly proscriptive. Furthermore, by imposing these restrictions, the City risks losing jobs related to the short-term rental industry, such as property management companies. Additional potential consequences may include a reduction in federal HST collection, reduced tourism and a burden for people travelling to Hamilton for medical reasons."

In conclusion, as per the three limiting by-law terms (Section 4.1, 4.8, 4.9) I mentioned above and Lou's letter, the suggested STR by-law is not suitable for a city as large and diverse as Hamilton. I would recommend looking into reducing some of the restrictions suggested by report PED17203(c) to allow STRs to operate.

Sincerely,
Sameera Prematilake