



## STAFF REPORT

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**DATE:** March 3, 2025

**FILE:** 0540-04 EASC

**TO:** Chair and Directors  
Electoral Areas Services Committee

**FROM:** Dave Leitch  
Chief Administrative Officer

**RE:** **PRINCIPAL RESIDENCE REQUIREMENT (SHORT-TERM RENTALS)**

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### **PURPOSE**

To consider whether any electoral area is prepared to change its position with respect to opting-in or opting-out of the *Short-Term Rentals Accommodations Act, 2023*, Principal Residence requirement.

### **EXECUTIVE SUMMARY**

Bill 35, the *Short-Term Rental Accommodations Act (STRAA)*, amends the *Local Government Act* and *Community Charter* to strengthen the ability of local governments, including Regional Districts, to regulate STRs and enforce STR bylaws and legislation.

An optional provision of the STRAA is the Principal Residence Requirement, which seeks to regulate the number of STR units a property is permitted to operate. The Principal Residence Requirement limits the operation of STRs to a host's principal residence, plus one secondary suite or accessory dwelling unit (ADU) located on the property. This provision applies automatically to municipalities with populations greater than 10,000 and adjacent communities (with some exemptions). In regional districts, electoral areas are exempted from this requirement; however, each individual electoral area may choose to opt-in should that specific electoral area wish to limit STR operations in their community to a principal residence, plus one secondary suite or accessory dwelling unit on the same property. Electoral areas have the ability to opt-in or opt-out by March 31st of each year for this requirement to take effect on November 1st of the same year.

As Electoral Areas B and C chose to opt-in and Electoral Areas A and D chose to not opt-in in 2024, these decisions will remain in effect for 2025 unless changed by Board resolution. Should any electoral area wish to change their current position on the principal residence requirement, a new Board resolution must be submitted to the Ministry of Housing by March 31, 2025. Should no changes be desired by the electoral area directors, no resolution is required.

### **ALTERNATIVES**

Option A - THAT all electoral areas choose to remain status quo with their previous decisions on opting in or opting out of the principal residence requirement.

Option B - THAT the following electoral areas choose to change their status with regard to opting in or opting out of the principal residence requirement:

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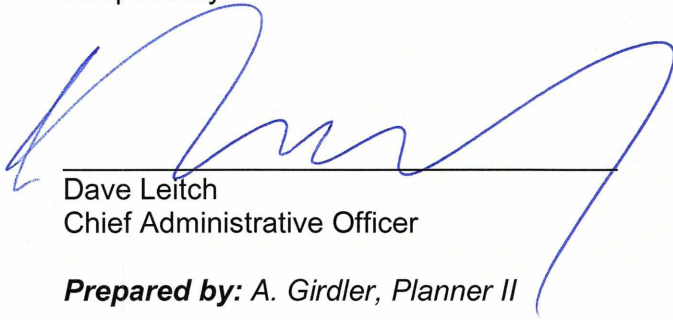
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**RECOMMENDATION**

THAT the report from the Chief Administrative Officer be received.

Respectfully:



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Dave Leitch  
Chief Administrative Officer

***Prepared by: A. Girdler, Planner II***