

**Submission to Legislative Council Select
Committee *Inquiry into Short Stay
Accommodation Industry in Tasmania***

August 2018





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About Shelter Tas

Shelter Tasmania is an independent not-for-profit housing peak organisation funded by the **Department of Communities**. Shelter Tasmania represents the interests of low to moderate income housing consumers, housing providers and speciality homelessness organisations across Tasmania.

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Shelter Tas is supported by the Crown through the Department of Communities.

About Shelter Tas

Shelter Tasmania is an independent, not-for-profit peak organisation representing the interests of low to moderate income housing consumers, housing providers and homelessness services across Tasmania.

Shelter Tasmania's vision is that every person has affordable, appropriate, safe and secure housing; our mission is to end homelessness in Tasmania. Shelter Tasmania is committed to working towards a fairer and more just housing system. We provide an independent voice on housing rights and a link between governments and the community through consultation, research and policy advice. We seek to improve housing access for all Tasmanians.

Shelter Tas appreciates the opportunity to provide a submission to the Legislative Council Select Committee *Inquiry into the Short Stay Accommodation Industry in Tasmania*. Our main concern in this submission is the impact of short stay accommodation on the availability and displacement of affordable rental properties across the state. Our members share this concern.

In our 2018 statewide member survey, over 35% of Shelter Tas members identified “Reform of Tasmania's planning system to provide affordable housing and better regulate AirBnB” as one of their top five priorities.

It is well-documented that Tasmania faces a chronic shortage of affordable rental properties.¹ This shortage is not new, but recent years have seen a dramatic increase in the cost to renters and a critical reduction in the availability of properties in the private rental market. As the Tourism Industry Council Tasmania and others have noted, the conversion of properties from residential rentals to short-stay accommodation has exposed a long-term under supply of both residential and visitor accommodation in Tasmania. We know from our members that it is harder and harder to find rental accommodation for people facing homelessness and housing crisis. Over 3,000 Tasmanians remain on the waiting list for social housing.

The housing system in Tasmania is complex. Many pressures add to the current affordability and availability crisis. In this context of convergent pressures, the growth in short-stay accommodation makes a significant difference. The challenges and disruptions presented by the conversion of properties from long term rental to short-stay accommodation are common to many jurisdictions. In San Francisco, for example, analysis shows that the use of short stay accommodation removed up to a third of vacant rental premises from the long-term market.² Parts of Tasmania, such as greater Hobart and St Helens are facing similar pressures.

When many Tasmanians are in rental crisis and facing homelessness, all elements of the housing system need to be monitored, considered and managed. Tasmania has an opportunity to address the impact of short stay accommodation in a system-wide approach that both assures the benefits of the tourism economy and ensures that members of the local community are not left behind. Tasmania needs a thorough understanding of the housing system and its pressures, and a well-planned response to protect our community's values of diversity and inclusion, ensuring that Tasmania remains a place for everyone.

¹ See for example, <https://www.sgsep.com.au/publications/rental-affordability-index>; <https://www.anglicare-tas.org.au/research-library/report/rental-affordability-snapshot-2017-tasmania>; Institute for the Study of Social Change, UTAS *Tasmanian Housing Update, August 2018* (forthcoming).

² City and County of San Francisco, Analysis of the impact of short-term rentals on housing (report, 2015).

The rapid growth in short stay accommodation is contributing to an increased shortfall in long term rental accommodation, as results mainly from the conversion of existing properties, not from an increase in overall supply. The highest negative impacts are on renters with the lowest incomes. While a booming tourism economy has many benefits, the flip side is the increasing negative impacts on people who cannot find affordable homes to rent. Because Tasmania is a small market, high impacts can result from relatively low numbers of properties being displaced from the private rental market.

In Tasmania, the growth in short stay accommodation has had the greatest impact in central Hobart and other areas of high visitor demand.³ These are precisely the areas of high local demand for long term renters. The indirect effects of this growth extend throughout the state as the unavailability of affordable rentals forces people to move further afield.

- Statewide, from July 2016 to February 2018, the number of entire properties advertised as short stay accommodation. Increased by 184%, and in the Hobart LGA, by 244%.⁴
- Vacancy rates for rental properties have reached record lows, and remain persistently below 1%, well under a sustainable level.
- Housing prices remain at record levels in Hobart.
- The CoreLogic Report released in August 2018 states that the annual capital gains growth in Hobart remains at 11.5%. This is the highest growth in the country.⁵

These trends combined put immense pressure on affordable housing in Tasmania. While Tasmania has an *Affordable Housing Strategy 2015-25*, it was developed before the intense growth in short stay accommodation had such high impact on the market.⁶ Where homes are being diverted from long term affordable rental for Tasmanians to short stay accommodation for visitors, then the increasing shortfall needs to be addressed through effective planning and mitigation measures within and beyond the Affordable Housing Strategy.

More affordable rental housing needs to be delivered in addition to the targets in the *Tasmanian Affordable Housing Strategy 2015-25* and first Action Plan.

Tasmania needs an integrated approach to managing the current homelessness and affordable housing crisis with all government policies scrutinised and monitored for potential for negative impacts on the whole housing system. Tourism and population policies, in particular, have high impact on demand for rental homes. Shelter Tas agrees with the TICT that both the residential and the visitor accommodation property markets need a clear plan for an increase of supply. All factors that contribute to the current extreme shortage of available and affordable rental accommodation, and the accompanying rise in homelessness, need effective integrated policy, ongoing monitoring, and a strong evidence-base.

³ Institute for the Study of Social Change, *UTAS Tasmanian Housing Update, August 2018* (forthcoming).

⁴ *Housing in Hobart: an overview of the data* Eccleston et al, HACRU, UTAS, May 2018

⁵ https://www.corelogic.com.au/news/housing-downturn-gathers-momentum-july#.W2eel_kzaUk&utm_source=Newsletter&utm_medium=Email&utm_campaign=property_pulse

⁶ https://www.dhhs.tas.gov.au/_data/assets/pdf_file/0020/203690/Affordable_Housing_Strategy_2015-2025_-_Accessible.pdf

Shelter Tas supports the sustainable growth of tourism in Tasmania and calls for better management of its impacts. Shelter Tas welcomes the government's recent announcement that they will act to ensure that operators of short-stay accommodation understand and comply with their obligations under the permit system. However, housing is the foundation for everyone's physical, mental and social wellbeing, and underpins our participation in education, work and society. Adverse effects on the availability of affordable rental accommodation, and particularly the pressures on people with lowest incomes must be measured, managed and mitigated.

Every jurisdiction with a strong tourism economy is seeking to resolve these issues. In Tasmania, particular steps to address displacement and loss of amenity have been taken for Battery Point and Wapping. This approach needs to be extended. Tasmania has an opportunity to balance the benefits of our valuable tourism economy with the impacts on our existing community, especially vulnerable low income renters. We can remain at the forefront of consumer trends and retain the Tasmanian community's authentic character of diversity and inclusion by developing well-informed, integrated and responsive approaches to planning, policy and regulation.

In summary, Shelter Tas recommends:

1. That all short stay accommodation is registered. We recommend drawing on best practice models from other jurisdictions to ensure compliance with an effective permit and registration system.
2. That the Tasmanian Government enable and resource each local government area to undertake a housing needs assessment for its community. These assessments need to consider current and future demand with specific attention to affordable housing needs.
3. The establishment of ongoing effective data collection on short stay accommodation in each local government area. Robust data with sufficient sensitivity to assess current and changing demand and supply needs to be collected, and the analysis needs to measure and monitor the impacts on the availability of affordable housing for the local community.
4. That investment in social housing is increased to address the shortfall in affordable rental, focussing on areas of high demand.
5. Restricting the growth of short stay accommodation where the availability of long term rental has fallen below a sustainable threshold, and the value of a diverse and equitable community has been compromised.

Our recommendations are discussed in detail below in response to the Inquiry's topics 1,2,4 and 5.⁷

⁷ This submission does not address topic 3: the impact of short stay accommodation on the tourism sector.

Inquiry topic 1: The growth of short stay accommodation in Tasmania and the changing character of the market including recent trends in online letting of short stay accommodation.

Short stay accommodation has three main forms:

1. A host rents out a space in their home (primary residence) while they remain in the property. (Sharing space.)
2. A host rents out most or all of their home (primary residence) while they stay elsewhere temporarily. (Sharing time.)
3. A property is not a home for a permanent occupant, but is rented for many short term stays all year long. (This is a business rather than a sharing model, because the property is not a home for anyone.)⁸

Shelter Tasis only concerned with number 3, the pure investment, non-home model, where the property is used exclusively for short stay accommodation. Growth in this category displaces properties from the private rental market. Unless these properties are replaced with an adequate supply of rental accommodation, then people face a chronic shortage of housing in a competitive market. People will be unable to find homes in their local communities, will suffer rental stress, and the risk or real experience of homelessness.

Throughout Tasmania, every community includes people who rent as well as people who own or are purchasing homes. Reduced availability in the private rental market has high impact on local renters, and especially those with lower incomes because they have fewer options to begin with. Recent research identifies “a real risk that more long term residential housing stock will be converted into short-stay accommodation.”⁹

Most Tasmanian renters rely on housing from the private rental market. In Tasmania, according to figures from the 2016 Census, of the 27% of households who rent their homes about 70% live in private rental. Only 20% of renters, less than 5% of Tasmanian households, live in social housing.¹⁰ Social housing includes public and community housing.

The 2016 ABS Census recorded approximately 54,000 rental households in Tasmania, which corresponds to approximately 37,800 households in the private rental market. As houses are more expensive to buy, the demand for rental accommodation increases. Higher demand leads to higher prices, so renters with lower incomes are first to be priced out of the market. This can lead people to move further away from opportunities for work, and to suffer other forms of locational disadvantage.

Having a secure and affordable home is a basic human need and a human right. It also makes good economic sense, because pressures of housing stress and risk of homelessness affect people’s health, social inclusion, and participation in work and education.

⁸ LGAT Airbnb Discussion Paper 2016.

<https://www.lgat.tas.gov.au/webdata/resources/files/LGAT%20Discussion%20Paper%20-%20AIRBNB.pdf>

⁹ Institute for the Study of Social Change, UTAS *Tasmanian Housing Update, August 2018* (forthcoming).

¹⁰ Shelter Tas Housing in Tasmania Fact sheet 2018 available at www.shelbertas.org.au. 36% of Tasmanian households own their home outright, and 34% own their home with a mortgage.

Researchers from the University of Tasmania have analysed the growth of short stay accommodation in Tasmania.¹¹ Their report shows that:

- From July 2016 to February 2018, the total listings of AirBnB in Tasmania increased from 1,827 to 4,459.
- The AirBnB listings of whole properties in Tasmania increased from 1,198 to 3,400.
- Statewide, from July 2016 to February 2018, the number of entire properties increased by 184%, and in the Hobart LGA, by 244%.
- If half of the 'entire properties' listed on AirBnB in the greater Hobart area were displaced from long-term rental, then 750 fewer homes would be available for Tasmanians to rent.

Effective monitoring of short stay accommodation is essential to understand the impacts on various areas and regions and their local communities. Shelter welcomes the government's proposal to introduce legislation by the end of this year to ensure compliance with existing regulations and to ensure that meaningful data is available.¹² We look forward to participating in stakeholder consultation and to considering the detail of this proposal.

Shelter Tas recommends that all short stay accommodation is registered, in such a way that properties that are purely for short stay visitors are distinguished from properties that are shared with a permanent resident. We consider some examples of effective registration in other jurisdictions under topic 4 below.

Inquiry topic 2: The impact of short stay accommodation on the residential housing sector:

Pressures across Tasmania

Tasmania is facing a growing rental affordability crisis, as housing prices rise, population increase and other factors push up demand, while supply decreases. Affordability and availability are particularly challenging in greater Hobart, and the resulting effects flow on to other regions across Tasmania.

We are seeing a continuing trend of low rental vacancy rates in Hobart. The vacancy rate is unprecedentedly low in Hobart, recently reported as reaching 0.3 to 0.7% in Hobart.¹³ The Anglicare Rental Snapshot found in the year ending March 2018 that rents increased by 5.4% across Tasmania, and 8.7% in the south of the state.¹⁴ Hobart is now the least affordable city to rent in in Australia. Using the standard 'rent to income' measure, Hobart is less affordable than Sydney, because incomes are so much lower here.¹⁵ The latest CoreLogic report reveals that

¹¹ *Housing in Hobart: an overview of the data* Eccleston et al, HACRU, UTAS, May 2018

¹² Minister Jaensch media release 7 August 2018.

¹³ SQM Research, Residential Vacancy Rates: City: Hobart (2018) SQM Research
<http://sqmresearch.com.au/graph_vacancy.php?region=tas-Hobart&type=c&t=1>

¹⁴ "Tasmanian Rents: March Quarter 2018" Tenants' Union of Tasmania (2018)

¹⁵ Rental Affordability Index, quarter 4 2017, <https://www.sgsep.com.au/publications/rental-affordability-index>

Hobart has experienced a rent increase of 10.7% in the last year.¹⁶ This large increase in rent is intensifying housing stress for more and more Tasmanians, as rents outstrip incomes.

The biggest cause of homelessness is the lack of affordable rental housing. Homelessness in Tasmania has increased from 1,264 persons in 2011 to 1,623 persons in 2016.¹⁷ Shelter Tas members report that pressures have increased since the 2016 Census. Homelessness services have reported that they are forced to turn away people seeking assistance at unprecedented rates, with a 20% increase in people turned away from homelessness services in the last year. Lack of affordable housing is the most common reason for people seeking help, cited by 64% of people requesting assistance.

The growth in short stay accommodation is only one factor that contributes to the rising costs and availability shortfall of rental properties. Other factors include population growth, including demographic patterns that increase demand for homes, increasing numbers of students, the state's economic growth and a general shift to smaller households.¹⁸

The use of whole properties as short stay accommodation (when this is not a temporary use while the regular household is absent) has measurable impact by displacing dwellings from longer term rental in particular locations. Better data is needed to measure this impact, and to distinguish the occasional use of a property from those that are used exclusively as short stay rentals.

New hotels are under construction and being planned in Hobart. When these come online, it is possible that some properties that are currently used for short stay accommodation will convert or revert to longer term rental. However, the TICT expects that demand for the short stay holiday market will persist. Their analysis shows that a substantial group of visitors prefer short stay 'home style' accommodation rather than traditional hotel options. Ongoing monitoring is needed to see whether the current demand changes or persists, but given TICT's expertise on visitor preferences, we accept their view that the growth in short-stay accommodation is likely to be a permanent market shift.¹⁹

Shelter Tas recommends that each local government area is resourced and supported to undertake a housing needs assessment for its community. The State Government would have an essential role in providing support and resources in order to deliver the quality and consistency required for robust needs analysis in all areas of Tasmania. In particular, the needs analysis needs to focus on the availability of affordable and appropriate housing for people on low to moderate incomes, key workers and people needed to support the increasing tourist economy or other economic expansion. Tourism and other economic growth can create hot spots of high demand for rental properties that will need to be identified and managed proactively. For example, when workers are needed to build new infrastructure, they may need local accommodation on a short or medium term basis.

¹⁶ CoreLogic Quarterly Rental Review June 2018. https://www.corelogic.com.au/news/rents-continue-climb-second-quarter-while-pace-growth-slows#.WOKD_vkzaUk&utm_source=Newsletter&utm_medium=Email&utm_campaign=property_pulse

¹⁷ Australian Bureau of Statistics, '2016 Census of Population and Housing: Estimating homelessness, 2016' (Data cube no 2049.0, Australian Bureau of Statistics, 17 April 2018) Table 1.3.

¹⁸ Institute for the Study of Social Change, UTAS *Tasmanian Housing Update, August 2018* (forthcoming).

¹⁹ TICT personal communication.

Managing the trend of increased tourism needs to guard against the hollowing out of communities. We need to maintain community cohesion through mixed and diverse neighbourhoods.

Shelter Tas recommends effective data collection in each local government area with sufficient sensitivity to assess of current and changing need, and the measurement of impacts on the availability of affordable housing for the local community.

Inquiry topic 4: Regulatory issues including customer safety, land use planning, neighbourhood amenity and licensing conditions compared to other jurisdictions

Licensing conditions in other jurisdictions

There are opportunities for Tasmania to benefit from the lessons learned in other jurisdictions. Regulations in many international jurisdictions place increasingly strict restrictions on the amount and duration of property letting.

Using models from other jurisdictions can allow Tasmania to achieve best practice and to avoid some pitfalls experienced elsewhere.²⁰

Varied approaches to short stay accommodation in other national and international jurisdictions are discussed in the Tenants' Union of Tasmania²¹ submission to this inquiry and in research by UTAS. Rather than repeat these here, Shelter Tas has selected the following approaches to the regulation of short stay accommodation and to the management of compliance as especially instructive for the Tasmanian context.

Tofino Council in Canada:

Tofino Council uses a combination of zoning provisions under its planning scheme (Official Community Plan Bylaw No. 1200, 2013) and Business Licence Regulation Bylaw NO. 858 (extract attached) to manage short term visitor accommodation. Compliance is routinely enforced using an online tool, 'Host Compliance', designed to help local governments implement and enforce short-term rental compliance (available here: <https://hostcompliance.com/>). The tool compares licences issued against properties advertised.²²

San Francisco:

Short Stay accommodation includes all leases that are for less than 30 days. All hosts must register, and each host must include their registration number with the listing and provide quarterly reports.²³

²⁰ Institute for the Study of Social Change, UTAS *Tasmanian Housing Update, August 2018* (forthcoming).

²¹ The Tenants' Union of Tasmania is a Shelter Tas member.

²² Personal communication. A more detailed summary of the Tofino regulation approach is included as Appendix A.

²³ Penelope Tuatagaloa and Brian Osborne, *Airbnb and Housing in Auckland*, Auckland Council Technical Report 2018/001 (2018) 9-11. Cited in Tenants' Union of Tasmania submission to this Inquiry.

Barcelona:

Hosts must be licenced by the city government before they can list premises. AirBnB provides all data including addresses of listed properties to the city government to assist with enforcements.

The UTAS Institute for the Study of Social Change reports that Berlin allows partial property letting only, Paris and London have limits on the number of days a property can be rented, and Barcelona enforces a total ban.²⁴

Land use planning

Shelter Tas endorses the conclusions of the Tasmanian Planning Commission Report on draft Planning Directive No 6 *Exemption and Standards for Visitor Accommodation in Planning Schemes*.²⁵

Draft Planning Directive No 6 proposes:

- Exempting accommodation of up to 4 bedrooms being used for visitor accommodation where dwellings are the owner/occupier's main residence (owner/occupier may be present or temporarily absent), with a reduction from 300m² to 200m² (Report Exec Summary 8 & 12 in particular.)
Shelter Tas endorses this position as it applies to 'home sharing' not to the exiting of a whole property from the rental market.
- The Commission addresses the concern about 'conversion of dwellings and permanent displacement of the residential use' in Battery Point (Report Exec Summary 9 & 10).
Shelter Tas supports this position which 'would not allow Visitor Accommodation use to displace a residential use.' We would in addition like to see ongoing monitoring in all areas to ensure that residential uses are not displaced by visitor use, and that sufficient rental properties remain available for all Tasmanians. This model should be extended where needed.

Shelter Tas supports the TPC recommendations a) through d) of section 2.4 for monitoring planning permits, and improving planning for affordable housing. This work needs appropriate resourcing, with fine-grained reporting to identify areas where the impact is greatest and the shortage of appropriate affordable housing will be exacerbated.

Shelter Tas supports restricting the growth of short stay accommodation where the availability of long term rental has fallen below a sustainable threshold.

Shelter Tas recommends investing in social housing to address the shortfall in affordable rental, focussing on areas of high demand.

²⁴ Institute for the Study of Social Change, 'Sharing Hobart – Managing the Rise of Airbnb'

²⁵ Tasmanian Planning Commission Report on draft Planning Directive No 6 *Exemption and Standards for Visitor Accommodation in Planning Schemes* 2018.

Inquiry topic 5: Any other matter incidental thereto.

The Shelter Tas Policy Platform for the Tasmanian State Election 2018, and 2018 Priorities Statement,²⁶ include the following:

- (1) Short stay accommodation is an issue throughout the State, not just in Hobart.
- (2) We know from our members that it is harder and harder to find rental accommodation for people facing homelessness and housing crisis.
- (3) There is a need to regulate and monitor strata title and standalone properties exiting the rental market. We note that the sharing of rooms within a person's home is unlikely to have any significant impact on rental affordability and availability so we do not see a need for further regulation on this segment of the short stay industry. Likewise, the occasional rental of a household's primary dwelling, while the residents are away – perhaps on holiday elsewhere - is unlikely to involve a property that would otherwise be available for longer term rental.
- (4) Shelter Tas has called consistently for monitoring and regulating the sharing economy to manage its effects on the housing system across Tasmania. We are particularly concerned with the availability of affordable rental accommodation in the private rental market, as this is where most low income Tasmanians find their homes. Only six percent of Tasmanians are housed in social housing, so the community relies on the private rental market to meet people's needs. The latest HILDA (2018) research shows that more people are renting longer, so it is vital that appropriate measures are taken to protect, maintain and even expand this essential resource.
- (5) Tasmania needs to ensure that all members of the community that makes Tasmania special, and the key workers who support the tourism industry, have access to the essential housing that we all depend on. Importantly for regional tourist areas, workers need affordable accommodation near their place of employment.

An adverse impact on the affordability and availability of rental housing is an unintended consequence of the thriving visitor economy in Tasmania. Yet decision-makers are not yet able to determine the extent of this impact, due to a lack of good data and evidence. For example, we do not know

- How many properties are being displaced from long term rental for visitor accommodation?
- How many new rental properties are coming into the rental market?

²⁶ Available at <http://www.shelertas.org.au/priorities/>

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- What is the net outcome for the availability of rental properties?

Evidence-based policy depends on this level of data. Transparent, reliable and comprehensive data is essential to ensure timely identification of emerging issues and unintended consequences so that appropriate responses can be put in place.

Conclusion

While the economic boom of tourism is very welcome for our State, it has amplified demand for accommodation, which is contributing to rental stress and imposing a disproportionate burden on the people least able to afford it. The 'collateral damage' from this disruption is borne disproportionately by those who can least afford it: Tasmanian renters who face an intensifying crisis of unaffordability and unavailability. Policy makers need to design and implement data systems that enable evidence-based decisions, and to establish and maintain rigorous oversight of the current and emerging impacts of short stay accommodation. Ongoing consultation with key stakeholders will help to ensure robust and effective policy development.

Good outcomes and the benefits of the visitor economy need to be shared fairly across the whole Tasmanian community. Housing is essential infrastructure that supports economic development and community wellbeing. Shelter Tas advocates for housing to be considered in all policies, and for effective monitoring and regulation of short stay accommodation because affordable, appropriate, safe and secure housing is fundamental to the wellbeing of everyone in our community.

Appendix A

REGULATION OF SHORT STAY ACCOMMODATION – TOFINO, CANADA

Brent Baker, Fire Chief and Manager of Protective Services, District of Tofino Council (Interview with Andrea Young, 6 July 2018)

Tofino Council uses a combination of zoning provisions under its planning scheme (Official Community Plan Bylaw No. 1200, 2013) and Business Licence Regulation Bylaw N0. 858 (extract attached) to manage short term visitor accommodation.

Compliance is routinely enforced using an online tool, 'Host Compliance', designed to help local governments implement and enforce short-term rental compliance (available here: <https://hostcompliance.com/>). The tool compares licences issued against properties advertised. The main features of Council's regulatory approach are:

- Short term rental of entire houses for periods of less than 4 weeks is prohibited.
- Must hold a business licence if offering short term rental renting dwelling for less than 4 weeks
- Short term rental premises must have a floor area less than 40m², have 3 bedrooms or less and accommodate 6 guests or less. Can be part of main dwelling or as separate (secondary) dwelling
- The owner or long term tenant must be resident. Licence application requires the on site manager to be named and where this is a tenant, the lease must be attached.
- Registration is required annually. Compliance check occurs at initial registration and then annually with each renewal.
- Business licence number must be included in all advertising of the property for short term rental (AirBnB wrote to all listed operators to notify them of this requirement).
- Council employs a full time compliance officer funded by business license fees (charged as \$150 per licence plus \$150 / room for rent). Unlicensed operators found by Host Compliance software are investigated and fines applied.
- Non-compliant businesses are fined \$500 / day for operating without a licence and \$250 / day for advertising without a business licence.

Additional notes:

Main impetus for regulation: shortage of long term rental housing, neighbourhood disturbance and car parking (with guests' parked cars spilling onto local streets).

Operators were given 1 year's notice before enforcement of bylaw provisions commence.

Council is currently amending its zoning provisions in its planning scheme to strengthen support for the business registration bylaws.

In Tofino 95% of business licenses are short term stay accommodation places (including tourist lodges and resorts). One large, noncompliant operator is currently challenging the bylaws with the outcome of judicial review due soon.

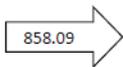
1.1 Attachment 1 Business Licence Regulation Bylaw No. 858 - Extract

<https://tofino.civicweb.net/document/710/CONSOLIDATED%20858%20Business%20Licence%20Regulation%20Bylaw.pdf?handle=20EDEF4352D44363829A6057D0D18F90>

Bylaw 982 

17. **Bed and Breakfast, Short Term Rental, or Commercial Guest House**

- a) No person shall operate a Bed and Breakfast, or Short Term Rental, commercial guesthouse or any other form of room rental from a dwelling unit that rents rooms, suites, or any other combination of rooms for temporary accommodation unless they are resident upon the property.
- b) No person shall operate a bed and breakfast, or Short Term Rental, commercial guesthouse or any other form of room rental from a dwelling unit that rents rooms, suites, or any other combination of rooms for temporary accommodation without a valid and subsisting business licence.
- c) No person shall rent out any room, suite or other combination of rooms for use as Bed & Breakfast, Short Term Rental, guest house or any other form of temporary or transient room rental, in any building or structure located on the property other than a dwelling.
- d) No person shall advertise a Bed and Breakfast accommodation without providing a breakfast.
- e) An operator of a Bed and Breakfast, Short Term Rental or Commercial Guest House shall display their valid District of Tofino business licence number on any marketing, advertisements or promotions for the business.

 858.09