



BRITISH COLUMBIA
HOTEL ASSOCIATION

Take Action: Roadmap to a Modern Framework for Regulating Airbnb

Canada's Hotel Industry Releases Best Practice Guidelines for Canadian Cities

(VANCOUVER, BC) August 16, 2018 - Today, the British Columbia Hotel Association (BCHA) in partnership with the Hotel Association of Canada (HAC), released best practice guidelines for regulating short-term rentals. Governments at all levels are grappling with the implications of the growing short-term rental industry and platforms like Airbnb. The paper, "Developing a Modern Approach to Short-Term Rentals in a Digital Economy," gives Canadian municipalities an analysis of regulatory developments worldwide and best practice approaches to developing a local framework.

What started as true home sharing has expanded into a growing trend: people using these platforms to become commercial property operators. Over the last two years, the commercial side of Airbnb's business – those renting multi-unit entire homes – grew by 108%. These entire home rentals were responsible for generating 83% of Airbnb's revenues.

"Today, the short-term rental industry operates with limited regulation, and relative impunity" said John Kearns, Chairman of the BCHA Board. "Online platforms are being used to operate commercial accommodation businesses, resulting in certain unintended consequences for our cities and towns in British Columbia including; lost taxes, less housing, lost municipal business fees, parking congestion community nuisances reduced monthly rental housing stock and even criminal activity. There is an urgent need for federal, provincial, and municipal governments to enshrine a modern regulatory framework that will address these ramifications, promote fairness and protect communities."

Based on emerging best practices around the world, the proposed framework outlines regulatory tools that cities can apply, including:

- Host registration and fees;
- Platform registration and fees;
- Principal residence restriction;
- Cap on usage;
- Health and safety standards;
- Reporting requirements;
- Taxation/levies; and
- Insurance requirements
- Enforcement/penalties.
- Parking regulation

The province of British Columbia and the province of Quebec, as well as the cities of Toronto and Vancouver have implemented rules around short-term rental platforms.

Ottawa has announced that it will conduct a regulatory review, as have Edmonton, Calgary and Nova Scotia. Each is looking to balance the interests of the travelling public with those of members of the community.

The short-term rental industry in British Columbia should not be exempt from the normal business rules and regulations designed to build successful communities and keep travelers safe. “Our industry is committed to a level playing field through working alongside governments to develop a fair, practical approach to the short-term rental industry that acknowledges the difference between true home sharing and a commercial operation,” concluded John Kearns. “Getting this balance right will protect our British Columbia communities and ensure that visitors continue to experience a safe and enjoyable stay.

For more information or to access the best practice guidelines, please visit www.fairrules.ca.

A teleconference briefing will be held on August 16th at 12:00 PM Eastern Standard Time (EST). Interested members of the media can participate with the following dial-in information: (+1) 888 390 0605, Conference 53015131.

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