

SHORT-TERM RENTAL BUSINESS LICENCE APPLICATION – Residential Zones

Use this form for the R1, R2, R3, R4, R6, MU2, MU3, MU4, CD1, CD6, or CD9 zones. For commercial zones, use the regular business licence form.

Name of Property Owner(s) and Business: _____

Applying for: year-round licence | four-month licence (four periods of 31-consecutive days each) | 31-day licence
Dates of validity: _____

What type of Short-Term Rental? Guest Rooms~ (how many? _____) Guest Home^ Guest Suite*

Physical Address of the Short-Term Rental: _____

	#	STREET	CITY	POSTAL CODE
Mailing Address (if different):	_____	_____	_____	_____
	#	STREET/PO BOX	CITY	POSTAL CODE

Phone #: _____ Cell #: _____ E-mail Address: _____

Provide one or two local contacts: these must be individuals who will be available to respond to phone calls within 15 minutes, 24 hours a day during the duration of any guest stay, who live within 30 kilometres of the property, and who do not act as the local contact person for more than two short-term rentals. This person can be you, if you meet the above criteria. *This contact information will be made available to the public on the City's website, on the short-term rental map.*

1. _____

LAST NAME	FIRST NAME	PHYSICAL ADDRESS	PHONE
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2. _____

LAST NAME	FIRST NAME	PHYSICAL ADDRESS	PHONE
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On what platforms will you advertise your Short-Term Rental? _____

To the best of your knowledge, does the property meet the safety standards outlined in the attached checklist? YES NO

How many legal off-street parking spaces does the property have? (If uncertain, round down) _____

Has any owner of the property been convicted of any criminal offence? NO YES - If so, provide particulars:

Name: _____ Offense: _____

~ "Guest Room" means a habitable room used for Short-Term Rental including, but not limited to, a bedroom, living room, or dining room advertised for the exclusive use by guests, and that does not contain cooking facilities. If you will be advertising a bedroom with a living/dining room, for example, you need to apply for a Two Room Licence. Except for in the R6 zone, no more than two of the rooms may be bedrooms.

^ A Guest Home, if it is the sole dwelling unit on the property, may not be advertised as available for rent for more than 182 days per year.

* A Guest Suite must be a legal, conforming secondary suite. Laneway houses built since June 2018 are not eligible.

I/We _____ hereby make application for a licence in accordance with the particulars as above stated and I declare the above statements are true and correct, and I undertake that if I am granted the licence applied for, I will comply with each and every obligation contained in all laws and bylaws, including but not limited to the Business Licence Bylaw and the Zoning Bylaw, now in force or which may hereafter come into force in the City of Nelson. I confirm that this property is my principal residence, unless I have been granted an exemption for a four-month licence. I agree that I shall not make any offer for rent or advertise space for rent outside of the duration for which the licence is applied for, nor while my licence application is being processed and has yet to be issued. If, prior to the licence being issued, I choose to withdraw or cancel my application, a refund of the business licence fee will be considered only if I have not operated a short-term rental without a licence in this calendar year. Any motor vehicles associated with guest stays shall be parked off-street or, if not possible, directly in front of the property, as per bylaw. I shall be committed to proactively cooperating with neighbours and the City in ensuring minimal impact on the neighbourhood as a result of Short-Term Rental operations.

PLEASE NOTE: this business licence and fee payment does not constitute a valid business licence. A business licence will be issued after all bylaw requirements have been completed. We may supply other agencies with the above information.

DATE: _____ SIGNATURE: _____

OFFICE USE ONLY		
Account #: _____	Zoning: _____ Permitted use: Yes / No	APPROVAL: Inspector's signature
Code: _____	Site Inspection passed: Yes / No / Cond. Ap. / NA	
Fee: _____	Building Permit finalized: Yes / No / NA	
Deposit: _____	Ownership proof provided: Yes / No	
	City/block quotas okay: Yes / No	
	Principal Residency: Yes / No	
	Strata letter provided: Yes / No / NA	
	Title clear: Yes / No	
	Laneway house built before June 2018: Yes / No / NA	
	Comments:	

PAYMENT STAMP

SHORT-TERM RENTAL FEE SCHEDULE (payment can be made with cash, debit, credit card, or cheque)

No refunds will be considered if the applicant has operated a Short-Term Rental without a business licence.

Applications for an annual licence made on or after August 1st are prorated at 50%.

CODE	COST	ANNUAL LICENCES (valid for the calendar year)
SR1	\$200	One Guest Room
SR2	\$350	Two Guest Rooms
SR3	\$450	Three or more Guest Rooms
SR4	\$800	Guest Home
SR4 + SRS + SRW	\$1,564	Guest Suite
FOUR-MONTH LICENCES		
SR1A	\$110	One Guest Room
SR2A	\$150	Two Guest Rooms
SR4A	\$400	Guest Home or Guest Suite
31-DAY LICENCES		
SR4B	\$160	Guest Home or Guest Suite
EXEMPTION PROVISIONS FOR HOME OCCUPATION AND BED & BREAKFAST ¹		
SR2G	\$80	Two Guest Rooms
SR3G	\$160	Three or more Guest Rooms

¹ Any person or business that applied for or held a business licence prior to January 1, 2016 and held a valid licence in 2016 for a "Home Occupation" designated for up to two Guest Rooms or a "Bed and Breakfast" shall be exempt from the cancellation of the licence pursuant to a change in property ownership and the requirement to list the licence number, parking spaces and maximum guest occupancy in all advertising.

As an accommodator in the [Nelson and Kootenay Lake region \(NKL\)](#) you are required to register to collect PST (Provincial Sales Tax) and MRDT (Municipal, Regional and District Tax). MRDT collectors are automatically NKL Tourism members, at no charge.

For information on how to complete your PST and MRDT returns see the online guides: [Completing the Provincial Sales Tax Return](#) and [Completing the Municipal and Regional District Tax Return](#). If you have not [registered for PST](#) you can register online using [eTaxBC](#).

You can connect with [Nelson Kootenay Lake Tourism](#) after applying for your business licence to receive a website listing, marketing opportunities, social media exposure, free brochures, maps, travel books for your guests, and more.

DEFINITIONS

- "Short-Term Rental" means a Guest Home, Guest Suite, Guest Rooms, or part thereof in a residential zone wherein accommodation is offered for rent, or rented, to the travelling public on a temporary basis (31 days or less), and is subject to section 1.1.10 of Schedule "A" of the Zoning Bylaw, 3199, 2013.
- "Guest Room" means a habitable room used for Short-Term Rental including, but not limited to, a bedroom, living room, or dining room advertised for the exclusive use by the Short-Term Rental guests, and that does not contain cooking facilities.
- "Guest Suite" means a Laneway House or Secondary Suite used for Short-Term Rental. **New laneway houses are not eligible.*
- "Guest Home" means a Single-Detached Residential dwelling unit, a unit in a Duplex Residential dwelling or a dwelling unit in a Multi-Unit Residential dwelling where such dwelling is used in its entirety as one dwelling for Short-Term Rental.

MANDATORY INFORMATION REQUIREMENTS (your application will not be considered complete for the purposes of quota allocation until all information requirements are submitted)

- Proof of property ownership – This may include a copy of the land title or proof of a current mortgage or Homeowner Grant.
- Proof of principal residence of the property – If you have owned the home for longer than one year, this must be the provincial homeowners grant. In other cases, it may include documentation showing you received provincial or federal government benefits,

or income tax documentation or receipts. A driver's licence or utility bill alone is not enough. In some cases, principal residence is not required for a four-month licence if it can be demonstrated that the dwelling is otherwise occupied at least 50% of the year.

- Title Search (no older than 30 days) for all lots and copies of all non-financial charges (i.e. Easements, Covenants, Right-of-ways, Building Schemes) listed on the Title(s) – You can obtain your Title Search online from the Land Title Office: visit www.ltsa.ca or, for a \$15 fee, the City of Nelson can obtain it for you.
- Is the dwelling unit in a multi-unit building? If so, and you are not the owner of the building, you must provide a letter from the Strata Council authorizing your application.

PARKING REQUIREMENTS

Vehicle parking for short-term rental tenants or guests of said tenants shall be restricted to the property and, where on-street parking is permitted, the portion of the road immediately adjacent to the property.

Existing Dwelling Unit with 1 Short-Term Rental Guest Room	1 space/DU
Existing Dwelling Unit with 2 Short-Term Rental Guest Rooms	2 spaces/DU
Existing Dwelling Unit with 3 Short-Term Rental Guest Rooms or more (must be in R6 zone)	2 spaces/DU + 1 space/guest room
Secondary Suite or Detached Secondary Dwelling Unit used as a Short-Term Rental Guest Suite	1 space/DU
Existing Dwelling Unit used as a Short-Term Rental Guest Home	To satisfy the requirement for a year-round Short-Term Rental Business License: 2 spaces/DU To satisfy the requirement for Short-Term Rental Business License valid for fewer than six (6) months: 1 space/DU
Existing Dwelling Unit used as a Short-Term Rental Guest Home or Guest Suite located in the Downtown Residential Zone (R3) and Core Commercial Zone (C1)	1 space/DU

If sufficient off-street parking spaces for a Short-Term Rental use cannot be provided on the same lot, up to one (1) required parking space may be located on another lot adjacent to or across the lane, or within 100 metres from the subject property, with approval of the Director of Development Services:

- Off-site parking shall be secured by an Agreement deemed satisfactory by the City between the owner of the off-site parking area and the owner of the building, structure, or use requiring an off-site parking space.
- The Agreement must include a site plan of the location of the parking space to be provided off-site.
- The Agreement shall be valid for the duration of the Business Licence. A new Agreement shall be provided at the time of each Licence renewal.
- If the Agreement is invalidated before its expiration date, the property owner must immediately cease operation of the Short-Term Rental use until its off-street parking requirements are fulfilled to the City's satisfaction.
- The property on which the off-site parking space is located must meet the minimum parking requirements as specified in section 7.3 of the Off-Street Parking & Landscape Bylaw. The space provided for a Short-Term Rental shall be in addition to the minimum parking required.
- A property owner providing off-street parking shall only enter into one (1) agreement to provide one (1) parking space.

QUOTA

The maximum number of annual Short-Term Rental licences is 110 and the maximum number of four-month Short-Term Rental licences is 40. There is a maximum of three (3) permitted within one block. A block is considered to be the two sides of a single street that face one another and are bordered on either end by the nearest street or cul-de-sac. Where a lot is located on a lane, such lane shall be considered to be part of the nearest parallel street for the purposes of determining the boundaries of one block. There is no cap on the number of 31-day Short-Term Rental licences, however only two 31-day licences are permitted on a single property per year.

ADVERTISING

Short-Term Rental licensees must list their business licence number, the number of off-street parking spaces available to guests explicitly specifying that this number equals the maximum number of vehicles that paying guests of the property are permitted to bring, and maximum guest occupancy on all booking platforms. **Failure to provide this information could result in revocation of your business licence.**

DAILY GUEST REGISTRY

Short-term rental applicants must maintain a daily guest registry with the names, contact information, and any licence plate numbers associated with the overnight stay. If a complaint is received, the property owner, upon request from the City, shall provide the guest registry (which can include the booking records as produced directly from each online listing platform used to advertise the licensed premises) for inspection. The City may request this at any time between the hours of 8:00 am and 8:00 pm. Failure to provide this could result in revocation of your licence.

INSURANCE

Short-Term Rental operators are strongly encouraged to disclose their short-term rental to their home insurance provider and to obtain adequate damage and/or liability insurance.

MAXIMUM GUEST OCCUPANCY

Not more than two (2) adult guests shall be accommodated per Guest Room, not more than four (4) adult guests shall be accommodated per Guest Suite, and not more than six (6) adult guests shall be accommodated per Guest Home.

GOOD NEIGHBOUR POLICY

Short-term rental applicants need to proactively cooperate with neighbours and the City in ensuring minimal impact on the neighbourhood as a result of short-term rental operations. **Complaints and/or violations could result in your licence being revoked and impact your ability to renew your licence in the future.** The City has the right to deny an application for renewal which may be based on but not limited to complaints and noncompliance. If your licence has been revoked, you will be barred from holding a short-term rental licence for a minimum of two years.

RENEWALS

Renewal applications must be received by December 15 in each calendar year. Any applications received after December 15 will be considered new applications and subject to the quotas.

CHANGE OF OWNERSHIP

In the case of change of ownership of the property or change of location of the business, the business licence becomes invalid effective immediately (unless you are one of the grandfathered business licences).

PRE-INSPECTION CHECKLIST

The checklist will help you prepare for your Short-Term Rental inspection. This checklist outlines some of the basic requirements that need to be met in order to be licensed under the City's Building Bylaw. Be advised that it is your responsibility to ensure all requirements under applicable bylaws are met.

- All smoke alarms, hard wired and interconnected, on every floor level and in every bedroom shall be in working order.
- Carbon monoxide detectors are present in every level of the residence and are in working order. Only applicable where there is a gas appliance in the house, such as forced air gas furnace or gas fire place, or an attached garage.
- Electrical cords are in good working condition.
- All escape routes are clear of obstructions and easily accessible. All bedroom windows are required to meet the egress requirements for life safety and have a minimum clear opening size of 3.77 square feet with no dimension less than 15 inches. Opening the window must not require special knowledge to release window hardware to get out.
- Clothes dryer lint trap and exhaust is clean and lint free and vented to the building exterior.
- No Portable Heaters.
- The furnace has been inspected and the filter replaced in the past year.
- The fire place chimney has been inspected and cleaned in the past year.
- All portable fire extinguishers with a minimum 2A-10BC rating shall be made available, visibly mounted on each floor area and shall be inspected and tagged annually.
- Address numbers are visible and easy to read from your fronting street. Exterior Lighting is required at each entrance into the building.
- All exit doors are free of obstructions. Sleeping area emergency escape and rescue openings are free.
- Sanitation standards are met (free of mold, mildew, or infestation) and all plumbing is in working order.
- All stairs with three or more risers are provided with approved handrails. Guard rails are required on all stairs and landings more than 600 mm (24 inches above grade). The height of the guards is 36" for decks and landings less than 1.8 meters (6 ft) above the ground and 42" for those higher than 1.8 meters (6 ft) above the ground. Guards on all stairs (inside and outside) are required to be 900 mm (35 ½" high).
- Cooking facilities are ventilated to the building exterior.
- Dwelling has no broken windows, doors, or other structural hazards.
- Approved covers are in place on all electrical switch and outlet boxes.
- All circuit breakers are labeled, in English, to show what they control and are accessible to guests.
- All water heaters have a pressure relief valve, with extension tubes installed to 1" above the floor or drain pan.
- All natural gas appliances have individual gas shut-off valves, located in an accessible location.
- Verification that your property meets the minimum parking requirements