



*Short-Term Rental Accommodations Act*

SHORT-TERM RENTAL  
ACCOMMODATIONS REGULATION

**B.C. Reg. 268/2023**

Deposited and effective December 7, 2023

**Consolidated Regulations of British Columbia**

*This is an unofficial consolidation.*

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This consolidation includes any amendments deposited and in force as of the currency date at the bottom of each page. See the end of this regulation for any amendments deposited but not in force as of the currency date. Any amendments deposited after the currency date are listed in the B.C. Regulations Bulletins. All amendments to this regulation are listed in the *Index of B.C. Regulations*. Regulations Bulletins and the Index are available online at [www.bclaws.ca](http://www.bclaws.ca).

See the User Guide for more information about the *Consolidated Regulations of British Columbia*. The User Guide and the *Consolidated Regulations of British Columbia* are available online at [www.bclaws.ca](http://www.bclaws.ca).

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*Short-Term Rental Accommodations Act*

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ACCOMMODATIONS REGULATION**

**B.C. Reg. 268/2023**

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Point in time from December 7, 2023 to March 17, 2024

*Short-Term Rental Accommodations Act*

**SHORT-TERM RENTAL  
ACCOMMODATIONS REGULATION  
B.C. Reg. 268/2023**

**PART 1 – INTERPRETATION AND EXEMPTIONS**

**Definitions**

- 1** (1) In this regulation:
- “**Act**” means the *Short-Term Rental Accommodations Act*;
- “**float home**” means a structure that is
- (a) designed, constructed or manufactured to float on water,
  - (b) used or intended to be used as living accommodation in a fixed location, and
  - (c) not capable of movement under its own power;
- “**home exchange**” means a reciprocal arrangement for a person who offers a right to use the person’s property for accommodation in British Columbia in exchange for the right to use another person’s property;
- “**outdoor recreational activity**” has the same definition as in section 8 (2) of the Prescribed Classes of Property Regulation;
- “**strata-titled hotel or motel**” means a property in which accommodation is provided in a manner similar to that of a hotel or motel and, in respect of which property,
- (a) a strata plan is filed under the *Strata Property Act*, and
  - (b) different owners own different strata lots;
- “**student accommodation**” means property that is
- (a) ordinarily used for more than 6 months in the calendar year for the living accommodation of students or employees of an educational institution, and
  - (b) owned or operated by the educational institution or by a non-profit organization;
- “**time share property**” means property within British Columbia, other than a property described in section 4 (b) or (c), in respect of which a person
- (a) has a time share contract within the meaning of the *Business Practices and Consumer Protection Act*, or
  - (b) has a time share interest within the meaning of the *Real Estate Development Marketing Act*.
- (2) In this regulation, “**common property**”, “**strata corporation**” and “**strata lot**” have the same meaning as in section 1 (1) of the *Strata Property Act*.

**Interpretation**

- 2** For the purposes of section 1 of the Act,

**SHORT-TERM RENTAL ACCOMMODATIONS REGULATION**Part 1 – Interpretation and Exemptions

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- (a) in respect of the definition of “exempt land”, the geographic areas listed or described in Schedule 1 are prescribed,
- (b) in respect of the definition of “platform service”, a platform service provided in respect of the following is not a platform service:
  - (i) a time share property;
  - (ii) a home exchange;
  - (iii) student accommodation;
  - (iv) accommodation that is provided by an operator of outdoor recreational activities,
- (c) in respect of the definition of “residence”, a float home is a prescribed dwelling, and
- (d) in respect of the definition of “short-term rental accommodation service”, an accommodation service is prescribed if, when the accommodation service was first provided,
  - (i) accommodation was to be provided for 90 consecutive days or more but ends before 90 consecutive days have passed, and
  - (ii) the end of the accommodation could not have been reasonably foreseen by a supplier host.

**General exemptions**

- 3** (1) For the purposes of section 3 [*what this Act does not apply to*] of the Act, a strata-titled hotel or motel is not a hotel or motel.
- (2) This Act does not apply to the following properties:
  - (a) a vehicle;
  - (b) a tent or other temporary shelter.

**Specific exemptions**

- 4** The principal residence requirement does not apply to the following:
  - (a) the following properties or circumstances:
    - (i) a time share property;
    - (ii) a home exchange;
    - (iii) student accommodation;
    - (iv) accommodation for visitors of residents of strata lots that is provided primarily in the following:
      - (A) common property;
      - (B) a strata lot owned by the applicable strata corporation;
    - (v) accommodation that is provided by an operator of outdoor recreational activities;

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- (b) a strata-titled hotel or motel, in respect of strata lots in which accommodation is provided in a manner similar to that of a hotel or motel, if a property host may not use the property host's property in the strata-titled hotel or motel as a principal residence due to mandatory provisions in the applicable rental pool or rental management agreement;
- (c) a property in respect of which a property host holds a fractional interest if the property host may not use the property as a principal residence due to mandatory provisions in the applicable fractional ownership agreement.

**PART 2 – PRINCIPAL RESIDENCE REQUIREMENT****Division 1 – Interpretation Relating to  
Principal Residence Requirement****Prescribed location – accessory dwelling units**

- 5 (1) In this section, “**parcel**” has the same meaning as in section 1 of the *Land Title Act*.
- (2) For the purposes of section 14 (1) (b) [*principal residence requirement*] of the Act, in respect of an accessory dwelling unit referred to in that paragraph, a prescribed location is on the same parcel as the property host's principal residence.

**Division 2 – Changes to Exempt Land****Definitions for this Division**

- 6 In this Division:
- “**eligible vacancy rate**” means a rental vacancy rate of 3% or more during each of the 2 consecutive years immediately preceding the reference date in relation to
- (a) the relevant area, or
  - (b) another geographic area that includes the relevant area;
- “**large municipality**” means a municipality that is listed in Schedule 2;
- “**neighbouring**”, in respect of a municipality, means the municipality is within 15 kilometres of another municipality;
- “**prescribed date**” means the date prescribed under section 11 (1) (a) [*prescribed date and period of time*];
- “**reference date**”, in respect of a request made under section 15 [*requests for changes to exempt land*] of the Act, means the applicable prescribed date on or before which the request is made;
- “**relevant area**”, in respect of a municipality or regional district, means the geographic area of the municipality or regional district.

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Part 2 – Principal Residence Requirement

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**Prescribed criteria**

- 7** For the purposes of section 15 (1) [*requests for changes to exempt land*] of the Act, the following criteria are prescribed for a local government that wishes to request that the exempt land be changed in respect of the relevant area:
- (a) if the local government wishes to request that the principal residence requirement apply and the relevant area be removed from the exempt land,
    - (i) the local government is a municipality that is listed in paragraph (a) or (b) of Schedule 1 of this regulation, or
    - (ii) the local government is a regional district and the request is made in respect of one or more of the electoral areas of the regional district;
  - (b) if the local government wishes to request that the principal residence requirement not apply and the relevant area be added to the exempt land,
    - (i) the local government is a large municipality with the eligible vacancy rate, or
    - (ii) the local government is a municipality
      - (A) that is listed in Schedule 3 of this regulation, and
      - (B) that has a neighbouring large municipality with the eligible vacancy rate.

**Prescribed persons or entities**

- 8** For the purposes of section 15 (3) (d) [*requests for changes to exempt land*] of the Act, the following persons or entities are prescribed for requests about the geographic areas relevant to each of the persons or entities, as applicable:
- (a) a local trust committee, as defined in section 1 of the *Islands Trust Act*;
  - (b) the Cultus Lake Park Board within the meaning of the *Cultus Lake Park Act*.

**Procedures for requests by persons or entities**

- 9**
- (1) A person or entity prescribed under section 8 may request a change to the exempt land in the same manner as a request made by a local government under section 15 (1) [*requests for changes to exempt land*] of the Act.
  - (2) A request made under subsection (1) must be made on or before the prescribed date.

**Restriction on requests to remove geographic area from exempt land**

- 10**
- (1) A request made by a local government under section 15 (1) [*requests for changes to exempt land*] of the Act to remove a geographic area from the exempt land may not include a request to exempt the following:
    - (a) a geographic area listed or described in paragraphs (c) to (h) of Schedule 1 of this regulation;
    - (b) Cultus Lake Park within the meaning of the *Cultus Lake Park Act*.



**SHORT-TERM RENTAL ACCOMMODATIONS REGULATION**Schedule 1

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- (2) Subsection (1) does not apply to Bowen Island Municipality in respect of a geographic area described in paragraph (g) of Schedule 1 of this regulation.

**Prescribed date and period of time**

- 11** (1) For the purposes of section 15 (2) [*requests for changes to exempt land*] of the Act,
- (a) the prescribed date is March 31 of each year, and
  - (b) the prescribed period of time is a period of time that
    - (i) starts on November 1 of the calendar year of the reference date, and
    - (ii) ends on the following date:
      - (A) if an end date is provided in the regulation that changes the exempt land, that end date;
      - (B) if no end date is provided as described in clause (A), the date that the exempt land is subsequently changed to remove or add the geographic area that was the subject of the request.
- (2) Despite subsection (1) (a) and (b) (i), if a request made under section 15 (1) of the Act relates to adding a geographic area to the exempt land in the year 2024,
- (a) the prescribed date is February 29, 2024, and
  - (b) the prescribed period of time starts on May 1, 2024.

**Factors for Lieutenant Governor in Council to consider**

- 12** For the purposes of section 15 (3) (e) [*requests for changes to exempt land*] of the Act, the following factors are prescribed in the case of a request made by a municipality to be added to the exempt land:
- (a) the rental vacancy rate in relation to the relevant area or another geographic area that includes the relevant area;
  - (b) the manner by which the rental vacancy rate was determined.

**SCHEDULE 1**

(sections 2, 7 and 10)

**EXEMPT LAND**

For the purposes of the definition of “exempt land” in section 1 of the Act, the geographic areas of the following municipalities and other lands are prescribed and, in the case of the geographic areas listed in paragraphs (c) to (f) of this Schedule, have the area shown outlined or shaded on the applicable maps on file with the Mountain Resorts Branch of the Ministry of Tourism, Arts, Culture and Sport with the file name “BC All-Seasons Resorts.zip”:

- (a) the following municipalities:
  - Bowen Island Municipality
  - City of Armstrong

City of Castlegar  
City of Merritt  
City of Quesnel  
City of Trail  
District of 100 Mile House  
District of Barriere  
District of Chetwynd  
District of Clearwater  
District of Elkford  
District of Fort St. James  
District of Hope  
District of Houston  
District of Hudson's Hope  
District of Kitimat  
District of Lantzville  
District of Lillooet  
District of Logan Lake  
District of Mackenzie  
District of New Hazelton  
District of Port Edward  
District of Port Hardy  
District of Sechelt  
District of Sicamous  
District of Sparwood  
District of Stewart  
District of Taylor  
District of Tumbler Ridge  
District of Vanderhoof  
District of Wells  
Northern Rockies Regional Municipality  
The Corporation of the City of Enderby  
The Corporation of the City of Grand Forks  
The Corporation of the City of Greenwood  
The Corporation of the District of Kent  
The Corporation of the District of Peachland  
The Corporation of the Township of Spallumcheen  
The Corporation of the Village of Alert Bay  
The Corporation of the Village of Ashcroft  
The Corporation of the Village of Burns Lake

**SHORT-TERM RENTAL ACCOMMODATIONS REGULATION**

Schedule 1

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The Corporation of the Village of Fruitvale  
The Corporation of the Village of Hazelton  
The Corporation of the Village of Keremeos  
The Corporation of the Village of Lumby  
The Corporation of the Village of Lytton  
The Corporation of the Village of McBride  
The Corporation of the Village of Montrose  
The Corporation of the Village of New Denver  
The Corporation of the Village of Salmo  
The Corporation of the Village of Silverton  
The Corporation of the Village of Telkwa  
The Corporation of the Village of Warfield  
The Corporation of the Village of Zeballos  
Town of Creston  
Town of Gibsons  
Town of Ladysmith  
Town of Lake Cowichan  
Town of Oliver  
Town of Port McNeill  
Town of Princeton  
Town of Smithers  
Village of Cache Creek  
Village of Canal Flats  
Village of Chase  
Village of Clinton  
Village of Daajing Giids  
Village of Fraser Lake  
Village of Gold River  
Village of Granisle  
Village of Kaslo  
Village of Lions Bay  
Village of Masset  
Village of Midway  
Village of Nakusp  
Village of Pemberton  
Village of Port Alice  
Village of Port Clements  
Village of Sayward  
Village of Slokan

Village of Tahsis

(b) the following municipalities:

City of Kimberley  
City of Revelstoke  
District Municipality of Ucluelet  
District of Invermere  
District of Tofino  
Resort Municipality of Whistler  
Sun Peaks Mountain Resort Municipality  
The Corporation of the City of Fernie  
The Corporation of the City of Rossland  
Town of Golden  
Town of Osoyoos  
Village of Harrison Hot Springs  
Village of Radium Hot Springs  
Village of Valemount

(c) the following regional or destination ski resorts:

Apex Mountain Resort  
Big White Ski Resort  
Blackcomb Mountain Resort  
Crystal Mountain Resort  
Fernie Alpine Resort  
Hudson Bay Mountain Resort  
Kicking Horse Mountain Resort  
Kimberley Alpine Resort  
Mount Baldy Ski Area  
Panorama Mountain Village  
Powder King Mountain Resort  
Red Mountain Resort  
Revelstoke Mountain Resort  
Saddle Mountain Resort  
Sasquatch Mountain Resort  
Silver Star Mountain Resort  
Sun Peaks Resort  
Valemount Destination Resort  
Whistler Mountain Resort  
Whitewater Ski Resort

- (d) the following community ski resorts:
  - Clearwater Ski Hill
  - Fairmont Hot Springs Ski Hill
  - Harper Mountain
  - Hudson's Hope
  - Mount Cain Ski Resort
  - Mount Timothy Ski Hill
  - Murray Ridge Ski Area
  - Phoenix Mountain Ski Resort
  - Purden Ski Village
  - Salmo Ski Hill
  - Shames Mountain Ski Area
  - Summit Lake Ski Area
  - Tabor Mountain Ski Resort
  - Troll Resort
  - Wapiti Ski Club
- (e) the following BC Parks resorts:
  - Cypress Bowl
  - Manning Park
  - Mount Seymour
- (f) the following private resorts:
  - Bear Mountain (Dawson Creek)
  - Big Bam Ski Hill (Taylor)
  - Grouse Mountain
  - Hart Highlands (Prince George)
  - Little Mac Ski Hill (Mackenzie)
  - Mount Washington
- (g) the trust area, as defined in section 1 of the *Islands Trust Act*
- (h) property that includes farm land
- (i) electoral areas, but does not include the University of British Columbia and the University Endowment Land, as defined in section 1 of the *University Endowment Land Act*

## **SCHEDULE 2**

(section 6)

### **LARGE MUNICIPALITIES**

City of Abbotsford

City of Burnaby

City of Campbell River  
City of Chilliwack  
City of Colwood  
City of Coquitlam  
City of Fort St. John  
City of Kamloops  
City of Kelowna  
City of Langford  
City of Langley  
City of Maple Ridge  
City of Mission  
City of Nanaimo  
City of Parksville  
City of Pitt Meadows  
City of Port Alberni  
City of Port Moody  
City of Powell River  
City of Prince George  
City of Prince Rupert  
City of Richmond  
City of Salmon Arm  
City of Surrey  
City of Terrace  
City of Vancouver  
City of West Kelowna  
City of Williams Lake  
Corporation of the Township of Esquimalt  
District of Lake Country  
District of North Saanich  
District of Sechelt  
District of Sooke  
District of Squamish  
The City of Delta  
The Corporation of the City of Courtenay  
The Corporation of the City of Cranbrook  
The Corporation of the City of Dawson Creek

The Corporation of the City of Nelson  
The Corporation of the City of New Westminster  
The Corporation of the City of North Vancouver  
The Corporation of the City of Penticton  
The Corporation of the City of Port Coquitlam  
The Corporation of the City of Vernon  
The Corporation of the City of Victoria  
The Corporation of the City of White Rock  
The Corporation of the District of Central Saanich  
The Corporation of the District of Coldstream  
The Corporation of the District of North Cowichan  
The Corporation of the District of North Vancouver  
The Corporation of the District of Oak Bay  
The Corporation of the District of Saanich  
The Corporation of the District of Summerland  
The Corporation of the District of West Vancouver  
The Corporation of the Township of Langley  
Town of Comox  
Town of Sidney  
Town of View Royal

### **SCHEDULE 3**

*(section 7)*

#### **CERTAIN MUNICIPALITIES NEIGHBOURING LARGE MUNICIPALITIES**

District of Highlands  
District of Metchosin  
The Corporation of the City of Duncan  
The Corporation of the Village of Cumberland  
The Corporation of the Village of Pouce Coupe  
Town of Qualicum Beach  
Village of Anmore  
Village of Belcarra