

	Option 1	Option 2	Option 3	Option 4	Option 5
Explanation	Maintain Status Quo	Review Existing By-laws, Additional Enforcement for Existing By-laws	Registration Only and Tracking of Complaints	Regulate through Zoning	Regulate and Licence through Licensing By-law
Description	Currently, we do not prohibit, regulate or license STRs.	Administration would review existing by-laws with a STR lens for potential updates for other ways to address concerns for STRs. An additional By-law Enforcement Officer could be hired and trained to respond to complaints beyond regular office hours (evenings and/or weekends).	Registration of owners contact information should complaints arise.	Prohibit STRs in all zones. Property owners would need Planning amendment to permit a STR.	A licensing program would require additional resources for coordination of the program, including initial zoning approvals, annual fire inspections, as well as additional resources for enforcement and licence appeals. While cost-recovery can be built into the program, the process of licensing requires significant time from all departments involved and would require additional staff.
Pros	<ul style="list-style-type: none"> Existing by-laws are in place to deal with the majority of the concerns regarding STRs. No financial costs of establishing and enforcing a prohibition and or a licensing program. 	<ul style="list-style-type: none"> Majority of complaints could be addressed through existing by-laws. Expanded and enhanced enforcement services would permit evening and weekend responses. 	<ul style="list-style-type: none"> A registry provides quick access to owner's contact information should complaints arise. 	<ul style="list-style-type: none"> Regulation through Zoning may reduce the number of STRs in the municipality. This may also be considered a con. 	<ul style="list-style-type: none"> Would generate revenues to address managing STRs however would not cover cost of implementing unless the fees are cost recovery. In order to not have any impact to the taxpayer, the licence fee would be approximately \$3000. Otherwise the difference would be covered by the general tax base. Committee already exists to hear appeals of licensing by-laws. If licensed it would give enforcement the right to inspect the STR property and ensure by-law compliance. Tourism promotion would be a benefit to licensed STR owners.
Cons	<ul style="list-style-type: none"> The existing by-laws may not address all of the negative impacts of STRs. However, there are minimal concerns outside of the existing by-laws. 	<ul style="list-style-type: none"> This option may increase staff time in updating and reviewing by-laws. The expense of a fulltime By-law Enforcement Officer with no revenue to offset the cost when very few complaints have been received in the past regarding STRs. By-law Enforcement Officer would be enforcing existing by-laws not regulations specific to STRs. 	<ul style="list-style-type: none"> Registries are onerous to manage, including updating information on the accommodation and contact information, and generally are not an effective way to track activities in a municipality. A system to track complaints will be required. Chatham-Kent Police, Chatham-Kent Fire & Rescue and all affected departments will need to provide information when they receive complaints involving STRs. However, administration may not know it is a STR. The registry is voluntary so all STR owners may not participate or may not renew annually. No revenue to offset expenses for keeping an annual register. A register provides no regulation and enforcement value. This option is for using a third-party vendor to identify STRs for one year – the registry will get outdated quickly. 	<ul style="list-style-type: none"> This option would impact current STRs and may negatively impact tourism. There are many difficulties in enforcing the prohibition through zoning such as the By-law Enforcement Officer is unable to enter dwelling unless invited in. A search warrant would be required. By-law Enforcement Officer would charge under the Zoning Bylaw and the matter would be resolved in court. Potential legal costs with court process of Zoning By-law charges related to concerns with STRs. The cost to property owners to make an application for an amendment to the Zoning By-law to permit the use, the application fee is \$2,693 (2024 rates) not including the fire inspection cost. This option may not eliminate illegal STRs. Significant annual costs of hiring a By-law Enforcement Officer to proactively enforce the prohibition. This cost would come from general tax base. Zoning By-laws are not typically used to control non land based issues. STRs could potentially impact existing septic systems. 	<ul style="list-style-type: none"> Time consuming tracking down the property owner to comply with licensing and would require additional staff resources to administer the program on an annual and on-going basis Significant staff time would be needed to collect evidence to verify violations. If the financial implications are to be off-set by licensing fees they would be a significant annual cost which would warrant further stakeholder consultation should this option be considered.
Financial Implications (approximately - calculated at 2023 and prior rates)	none	\$150,000 - total \$113,000 - Licensing base increase \$37,000 - Licensing one time costs	\$112,000 - Licensing one time costs	\$231,000 - Building Services one time costs	\$600,000+ total \$123,000 - Licensing base increase \$214,000 - Licensing one time costs \$162,000 - Fire base increase \$81,000 - Fire one time costs
Financial Description	No financial impacts – already part of administrations duties.	By-law Enforcement Officer fulltime permanent position to enforce existing by-laws. Breakdown of costs: <ul style="list-style-type: none"> Licensing base increase \$113,000 (By-law Enforcement Officer wages and labour burden, laptop, vehicle and third party cost to identify STRs) Licensing one time costs \$37,000 (vehicle and laptop initial costs) Mileage is an additional cost that would also be required.	One year contract for a fulltime Licensing Assistant to get STRs to register. Breakdown of costs: <ul style="list-style-type: none"> Licensing one time costs \$112,000 (Licensing Assistant wages and labour burden for one year, third party cost to identify STRs for one year) 	Two year contract for a fulltime Building Services By-law Enforcement Officer to obtain compliance with STR zoning prohibition. Breakdown of costs: <ul style="list-style-type: none"> Building Services one time costs \$231,000 (By-law Enforcement Officer wages and labour burden for two years, training, equipment, laptop, third party cost to identify STRs for one year) Prohibiting STRs would also include the cost of developing and implementing a Zoning By-law Amendment, as well as education, enforcement, and potential legal costs of appeal.	Administration anticipates a significant increase in workload should Council choose to license STRs. Two year contract Licensing Assistant to get STRs licensed, fulltime By-law Enforcement Officer and Fire Inspector. Breakdown of costs: <ul style="list-style-type: none"> Licensing base increase \$123,000 (By-law Enforcement Officer wages and labour burden, training, equipment, vehicle, third party cost to identify STRs) Licensing one time costs \$214,000 (Licensing Assistant wages and labour burden for two years, vehicle, laptop) Fire base increase \$162,000 (Fire inspector wages and labour burden, laptop, vehicle lifecycle and maintenance) Fire one time costs \$81,000 (vehicle, PPE and laptop initial costing) Zoning confirmation \$21,530 (initially two hundred zoning confirmations from Building Services)
Final Comments	The top 5 drawbacks of STRs, indicated in the survey results, are covered by existing by-laws or laws and can be dealt with at no additional costs to the Municipality. Within the past 5 years minimal complaints have been received.	Due to there being minimal complaints received that are specific to STRs outside of what our existing by-laws currently cover, administration believes that the existing by-laws are working. Administration regularly reviews by-laws to ensure they are meeting current standards and concerns so these by-laws could be updated on their regular schedule. With only a few complaints received additional enforcement outside of what is already being provided with the existing by-laws is not warranted.	Although this option has no long term financial implications, it also would not address the minimal complaints we have received specific to STRs. If we want to know where the STRs are in Chatham-Kent, we can obtain the services of a third-party to identify the locations for us. However, the third-party service would not give us contact information just the locations of the STRs. Tracking STRs will be hard to do as administration has no way of knowing at the time of complaint if the property is a STR. The information will get outdated quickly. As minimal complaints are received annually, this option is not ideal as it doesn't resolve the complaints.	Due to the minimal complaints regarding STRs, the financial cost to property owners who seek planning approval, the challenges with enforcement, and the potential legal costs the Chief Building Official does not recommend this option. There have been minimal complaints regarding STRs, and the cost for the increased staff is not warranted when compared to the amount of complaints received. Administration cannot point to an overwhelming public safety concern in any specific zone at this time that cannot already be addressed through the Noise By-law, Property Standards By-law, other municipal related by-laws or criminal enforcement measures. Further review of Official Plan policies would be required if this Option was implemented.	This option is a large investment of time and costs for the low number of complaints received. Potential increase of \$600,000 to base (Fire and Licensing) including zoning reviews and licensing and fire one time costs. Based on 200 STR that represents an initial licence fee for a STR to be \$3,000 in order to be cost recovery (at no cost to taxpayer). There have been minimal complaints regarding STR, and the cost for the increased staff is not warranted when compared to the amount of complaints received.