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BRANTFORD

By-law no: Schedule A-15 Municipal Code 326 – Business Licensing – Short Term Rental Accommodations

By-law link: <https://www.brantford.ca/Modules/Bylaws/Bylaw/Download/afc82a89-493b-4aa0-98a8-2117cd6416ec>

Effective: February 22, 2022

Licence Fees: \$50 annually

Inspections/requirements:

- Application submitted to Chief Building Official, Chief Fire Official, Medical Officer of Health, Chief of Police – to be circulated for information purposes only. No approvals required.
- Completion of STR operator questionnaire
- Validation statement that includes such items as insurance, good neighbour responsibilities, and rental property details

Municipal Accommodation Tax: n/a

Demerit Point System: n/a

Definition:

“Short Term Rental” shall mean a dwelling unit, or part thereof, in which temporary accommodation is made available to members of the travelling public for a maximum of 28 consecutive days per stay, and does not include a bed and breakfast establishment, lodging house or group home; or as defined by the City of Brantford’s Zoning By-law 160-90;

Maximum stay: 28 consecutive days

Note: The rental is limited to primary residences only. Homes where the owner lives.

Comments: Registration oppose to licence

Brantford Council chose to start with a registration program first with a report to come back in the first quarter of 2023 to determine next steps. Brantford Council implemented the primary residence only stipulation to reduce the amount of homes being rented out as “party houses”.

ESSEX

By-law: Short Term Rental Unit Licensing By-law 2025-2022

By-law link: <https://www.essex.ca/en/town-hall/resources/By-Law-2025.pdf>

Effective: May 16, 2022

Licence Fees: \$700 – three-year licence period

Inspections/requirements:

- Initial inquiry and pre-consultation (zoning compliance)
- Fire inspection cost \$130.50
- Proof of insurance \$2 million
- Floor plan and a site plan
- Fire inspection within 12 months preceding the submission of the application
- Declaration
- Keep a record of all renters
- Display a sign permanently in a prominent location per regulations
- Local contact available to respond within one hour from contact
- Ensure each Renter has been provided with the Renter's Code

Municipal Accommodation Tax: n/a

Demerit Point System: yes

Definitions:

Short Term Rental Company means any person who accepts, facilitates, brokers requests for, advertises, or offers the rental of a Short Term Rental Unit for compensation or a fee including through a website or other platform

Short Term Rental Unit means a dwelling or dwelling unit used, with or without on-site supervision, for rental accommodation of a person or person for a period of 28 consecutive days or less, within the calendar year, but may be rented for a longer period. This definition does not include a bed and breakfast dwelling, a lodging house, a residential care facility or group home or a dwelling unit in a hotel or motel.

Note: STRUs are permitted exclusively in an existing dwelling within a residential district where the STRU has been both established prior to and in operation on May 9, 2022. A STRU established within a dwelling following this date would not qualify for a licence because it does not comply with the zoning bylaw. In this situation, an application for site-specific zoning amendment is required. An STRU operating in a building or structure within a residential district other than a dwelling would not qualify for a licence.

A new or existing STRU is permitted within a single detached dwelling within the agricultural district; in a dwelling or dwelling unit in a combined use building in a commercial district; and, in a cabin located in a campground in Green Districts 1.2 and 1.5.

Maximum stay: period of less than 28 days

Comments:

- An after-hours reporting line is being rolled out to address complaints and enforcement questions on evening and weekends
- Line also has direct link to OPP, bylaw enforcement and property owners

KINGSTON

By-law no: Short-Term Rental Licensing By-law 2021-10

By-law link: [City of Kingston - Short-term Rental Licensing Bylaw - 2021-10](#)

Effective: June 1, 2021

Licence Fees: \$180 annually

Inspections/requirements:

- Must submit proof of property ownership
- Letter from owner giving permission for dwelling unit to be used as STR if applicant is not the agent of the owner
- Keep record of each concluded transaction for 3 years
- Application and renewal have fire safety requirements the applicant must acknowledge regarding work smoke alarms and carbon monoxide detectors
- Approval of application by following departments
 - Planning
 - Building and Property Standards
 - Fire and Rescue
 - Public Health
 - Ontario Ministry of the Environment, Conservation and Parks

Municipal Accommodation Tax: yes - 4%

Demerit Point System: n/a

Definition:

Short-Term Rental means all or part of a dwelling unit used to provide sleeping accommodations for a period equal to or less than thirty (30) consecutive days in exchange for payment, and includes a bed and breakfast;

Maximum stay: less than 30 consecutive days

Note:

- Does have a Residential Rental By-law <https://www.cityofkingston.ca/city-hall/projects-construction/archived-projects/residential-rental-licensing>
- This By-Law does not apply to a Short-Term Rental that consists of an entire single-detached Dwelling Unit rented under a single booking. Which means a single-detached dwelling is not subject to the same limitations, it is however limited to a 2 person per room maximum as per the Building Code.
- [Short Term Rental Guide](#)
- Operators shall not hold more than one Licence and shall not operate or permit the operation of more than two Short-Term Rentals at any time.
- Short-term rentals shall have no more than three rooms individually rented and sleeping accommodation for a maximum of four individuals; does not apply to a Short-term rental that consists of an entire single-detached dwelling unit under a single booking.
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LAKESHORE

- Conducted a virtual information session on April 28, 2021, and conducted a short term rental survey closing April 30, 2021.
- 259 surveys were submitted
- Latest information - Direct Administration to implement option 3 to permit short-term rental accommodations in primary residences only, to be regulated in the Zoning By-law, as described in the May 10, 2022 report regarding Short-Term Rental Accommodations - Regulating and Licensing Options.
- It is the intention to include this language in the Zoning By-law as part of the comprehensive Zoning By-law update that will begin in 2023. At this time, there is no direction to licence short term rentals (regulation only).
- AirDNA sites indicates 85 active rentals

LAMBTON SHORES

By-law.: Short-Term Rental Licensing By-law 43-2022

By-law link: <https://www.lambtonshores.ca/en/our-government/resources/Documents/Short-Term-Rentals/Licensing-Program/43-of-2022--Short-Term-Rental-Licensing.pdf>

Effective: Feb 1, 2023

Licence fees: \$500 annually

Inspections/requirements:

- Fire inspection not required – unless basement bedrooms
- Health inspection not required
- If inspections are required, a separate fee is charge

Municipal Accommodation Tax: no

Demerit Point System: yes

Definitions:

A “Short-Term Rental” or “STR” means all or part of a legally established Dwelling that operates or offers a place of temporary residence, lodging or occupancy by way of a rental agreement or similar commercial transaction for a period of less than thirty (30) consecutive nights throughout all or any part of a calendar year, but does not include an Owner-occupied Short-Term Rental, motel, hotel, hospital, campground, couch surfing or other short-term accommodations where there is no payment

An “Owner-occupied Short-Term Rental” means a STR being offered in a primary dwelling where the owner or tenant is permanently residing while the premises is being used or operated as a STR, or a single legal accessory dwelling on the same property as a primary dwelling where the owner or tenant is permanently residing while the premises is being used or operated as a STR, and includes a bed and breakfast establishment

Maximum stay: period less than 30 consecutive nights

Note: Registration was free in 2022 – more than 275 STRs are registered. According to Air DNA there are 379 active rentals in Lambton Shores.

Comments: A Third-Party Monitoring Contract to be put in place beginning February 1, 2023. The compliance monitoring system will provide services like address identification of STR properties, a 24/7 hotline for STR complaints, and ongoing communication with an STR's responsible person to address complaints or issues that arise in relation to their STR.

LEAMINGTON

- Conducted a survey until January 17, 2021
- 41 responses to survey
- Nothing further has happened since survey
- AirDNA site indicates 145 active rentals

LONDON

By-law no.: Amendment to L-131-16 Short-Term Accommodation (STA) passed June 14, 2022

Effective: October 1, 2022

Licence fees: Provider Fee \$175 annually; Broker Fee (platform \$1,000 annually)

Inspections/requirements:

- No inspections required except for below-grade bedrooms or units
- Self-declaration
- Criminal Record Check
- Insurance certificate – \$5 million
- Indemnity in favour of the City from claims etc.

Municipal Accommodation Tax: yes – 4%

Point System: n/a

Maximum stay: 29 consecutive days or less

Definition: “Short-term Accommodation” means a temporary accommodation in all or part of a Dwelling that is provided for 29 consecutive days or less in exchange for payment including a bed and breakfast, but not including a hotel, motel, inn, resort, hostel, lodging house, or rooming house.

Note: also have a Residential Rental By-law CP-19 <https://london.ca/by-laws/residential-rental-units-licensing-cp-19>

Comments:

- Both STA Providers (hosts), and STA Brokers (advertising platforms) will need to be licenced to operate in the City of London
- Must be a resident address or within a unit at the resident address. Principal residence or owners or rented unit
- It is okay to use an apartment, or rental unit, as an STA as long as it is a resident address, that the landlord provides written authorization which clearly gives permission to the person to act as a host or provider
- It is okay to host in an owned, or rented, condominium as long as it is a resident address and must provide the City with written authorization from the condominium board, and the landlord, where applicable

SARNIA

By-law no: Short-Term Accommodation By-law 15-2020

By-law link: <https://www.sarnia.ca/app/uploads/2020/12/By-Law-15-of-2020-consolidated-certified-copy.pdf>

Effective: Feb 10, 2020

Licence Fees: \$273.65 annually

Inspections/requirements:

- Fire inspection is required – Fire Safety Checklist provided in order to prepare for inspection <https://www.sarnia.ca/app/uploads/2020/09/Short-term-accommodation-fire-safety-checklist-.pdf>
- Health inspection – not required
- Parking Management plan
- Floor plan
- Proof of ownership or where rental proof of rental
- Proof principal residence
- Sworn declaration

Municipal Accommodation Tax: yes - 4 %

Demerit Point System: n/a

Definition:

"Short-Term Accommodation" or "STA" means all or part of a dwelling unit that is used to provide sleeping accommodations for any rental period that is less than 30 consecutive days, and may include a bed and breakfast establishment but shall not include a hotel, motel, hospital, group home, or crisis care facility;

Maximum stay: less than 30 consecutive days

Note: Must be a primary residence (owner must live there)

Comments: Sarnia STA by-law has been in place for 2 years. They are approximately 74 STAs in Sarnia of which 15 are licenced.

SUDBURY

- At this time, Sudbury does not licence short term rentals.
- Matters are dealt with utilizing the following by-laws: Property Standards. Animal Care and Control, Noise and Parking
- AirDNA site indicates 285 active rentals

WINDSOR

By-law no.: Short-Term Rental By-law 115-2022

By-law link: [115-2022-SHORT TERM RENTAL LICENSING.pdf \(citywindsor.ca\)](#)

Effective: August 8, 2022 - taking applications September 6, 2022

Licence fees: \$232 for initial, \$191 for renewal (new licence after August 1st (\$136) – November renewals

Inspections/requirements:

- Fire and Health inspections are not required
- Criminal record check and two pieces of government issued ID
- Proof of insurance - \$2 million liability
- Compliance with building and fire codes
- Inspectors permitted inside to check if unit is safe
- Proof the property is their primary residence.
- New applicants where primary residence is owner – proof of property ownership
- New applicants where applicant is not registered owner – proof of tenancy, notarized letter of permission from registered property owner
- New applicants where unit is located in a condominium building – notarized letter of permission from condo corporation

Municipal Accommodation Tax: yes – 4%

Demerit Point System: n/a

Definition:

Short-Term Rental means a dwelling unit or part of a dwelling unit used to provide temporary accommodation for a rental period of not more than 29 consecutive days and shall not include a hotel, motel or bed and breakfast;

Maximum stay: not more than 29 consecutive days

Note: Also have a Residential Rental By-law – pilot project for a two-year period in Wards 1 and 2 only (close to university and college).

Comments:

- Limited to owner- occupied – applicants must provide the dwelling unit is their primary residence