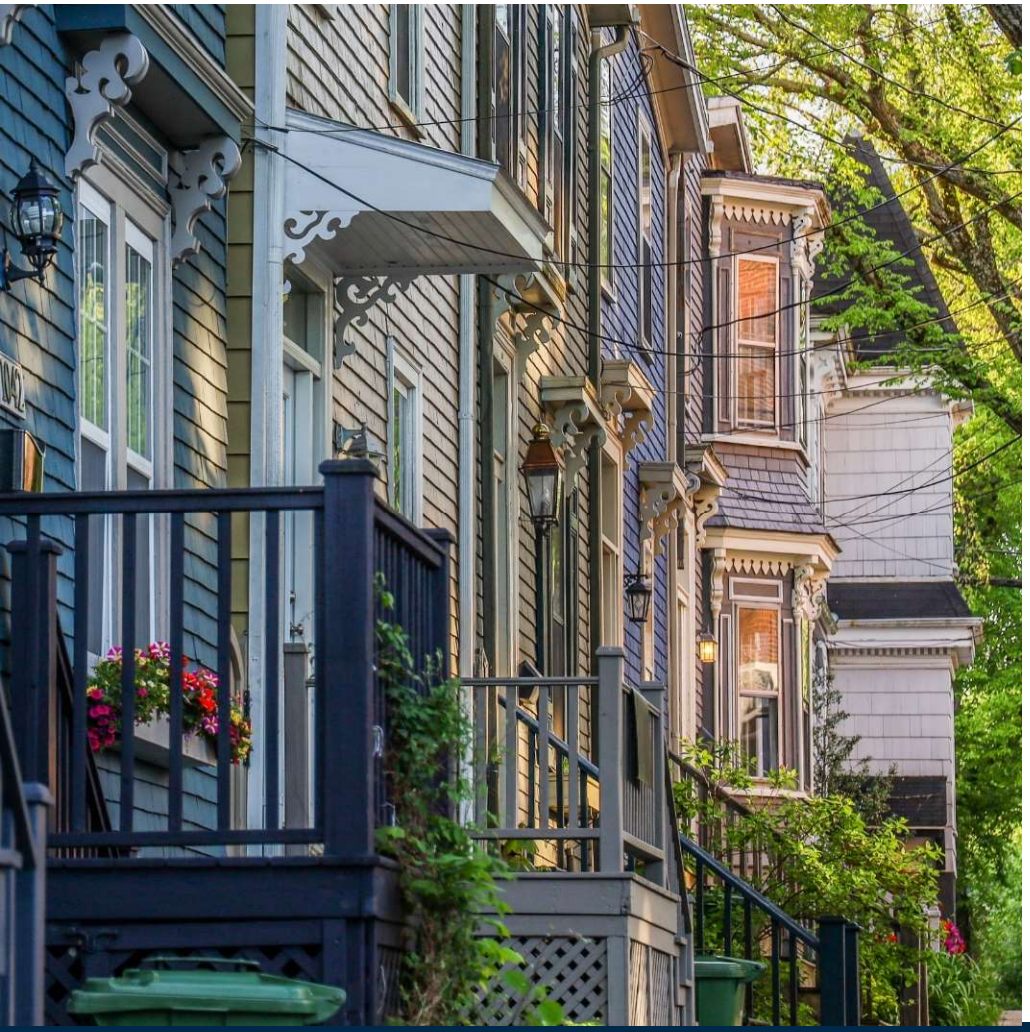
Re: Item No. 15.1.2

May 27, 2025

HALIFAX

Update on Regulation of Short-term Rentals (STRs)

Presentation



Background

- January 24, 2023 motions
- September 2023, STR regulations in effect
- Intent to respond to need for housing, to protect long-term housing stock

STR Uses and Secondary Suites

Residential STRs

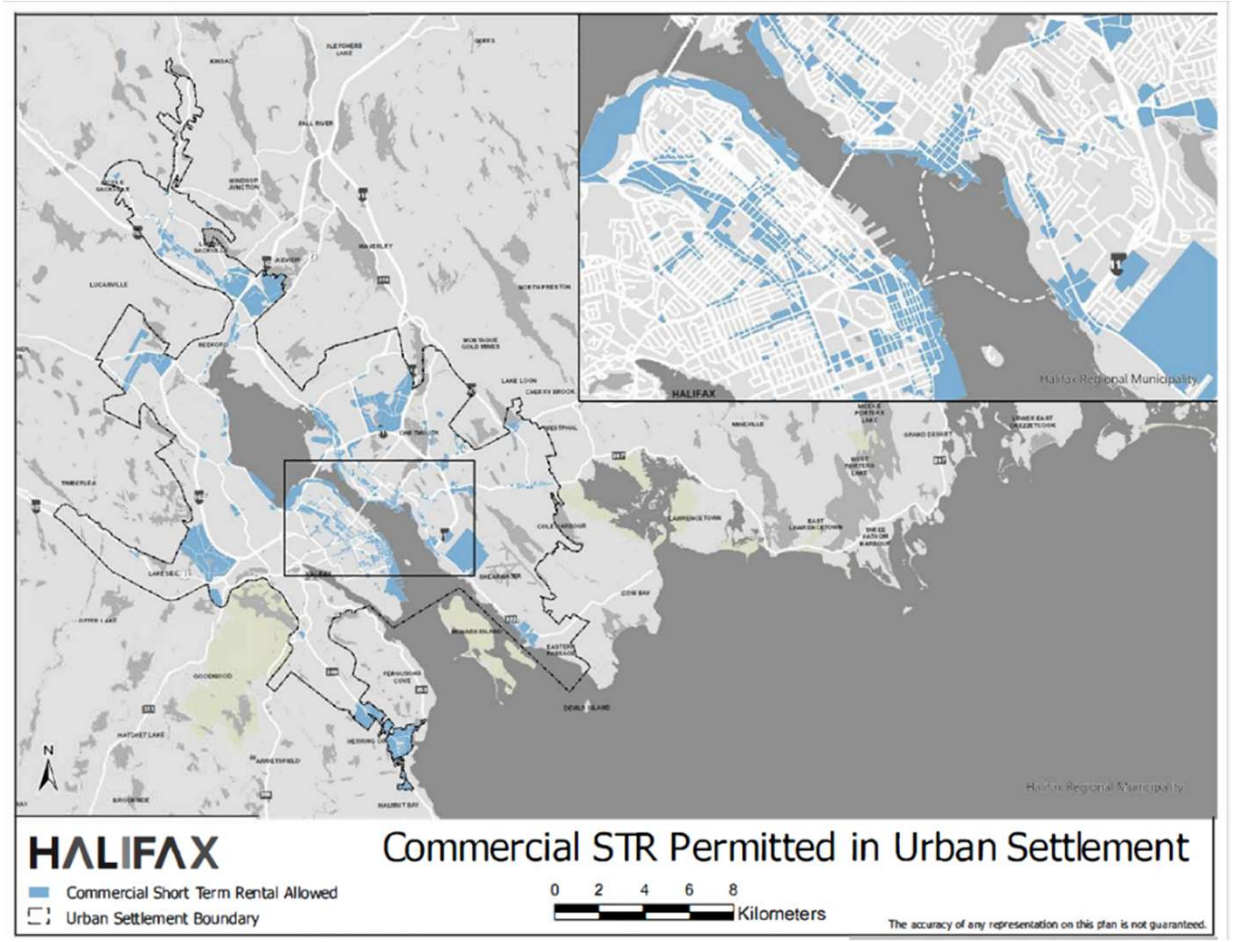
- Residential zones
- Primary residence

Commercial STRs

- Zoned for commercial uses

Bedroom STRs

- Residential + commercial

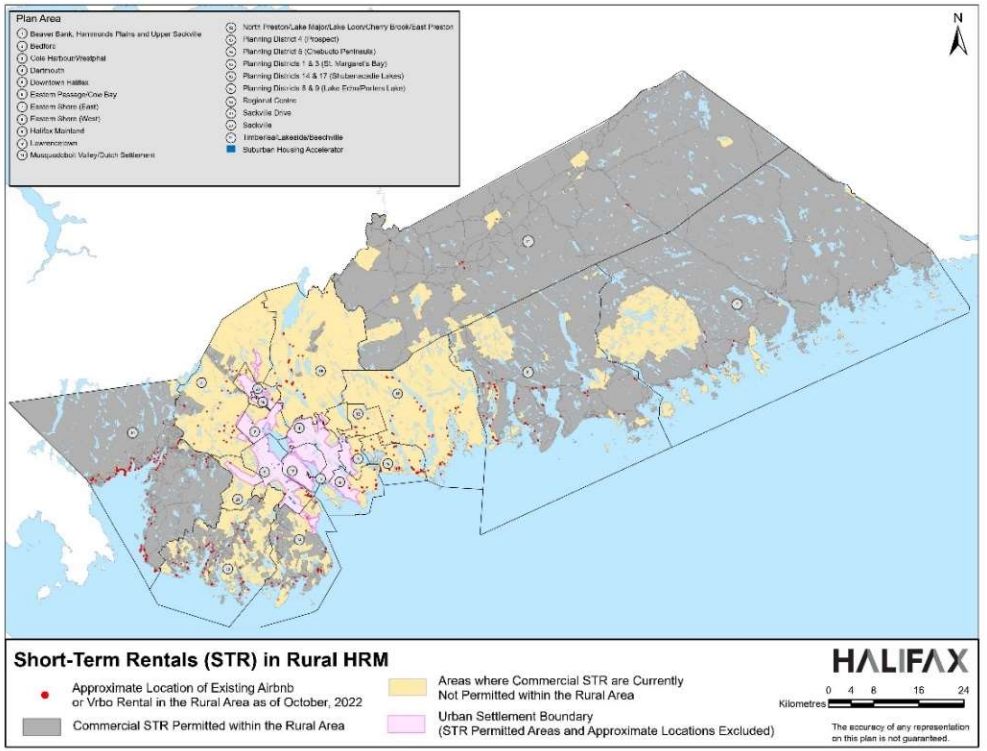


Update on Regulation of Short-term Rentals

HALIFAX

Rural Area

- Tourist Accommodation
- Amend through Regional Plan Phase 4
- Further engagement with suburban/rural and ANS communities

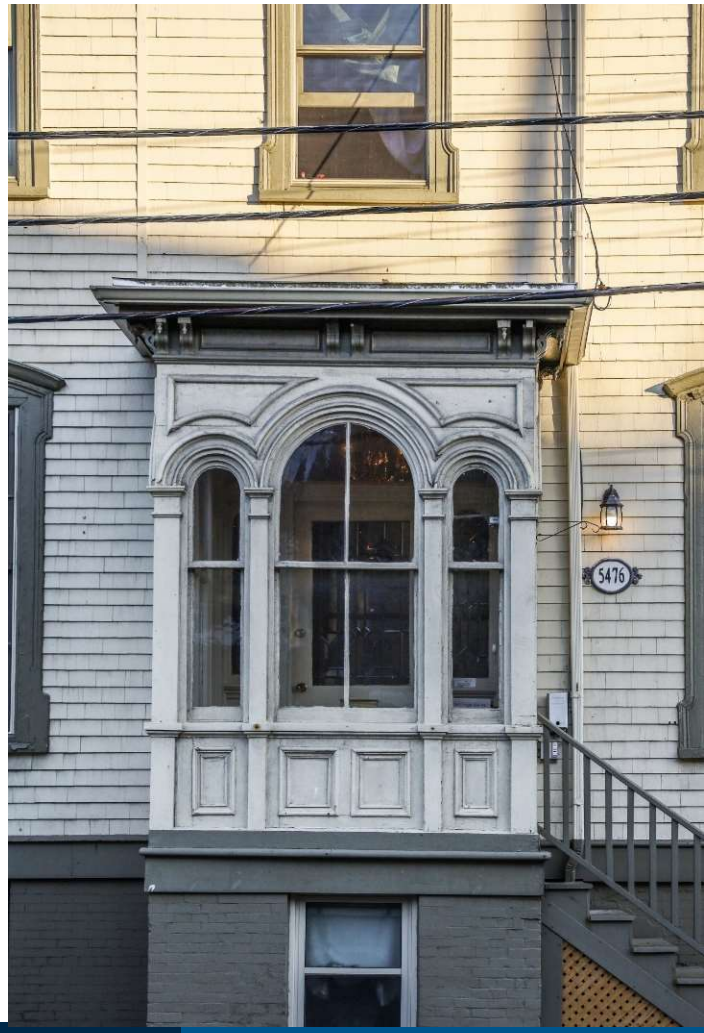


Permit Requirements

- Development Permits required for STR, including Short-term Bedroom Rentals
- Whole-home STR and long-term bedroom rentals exempted from requirement
- Small incentive for long-term over short-term bedroom accommodation

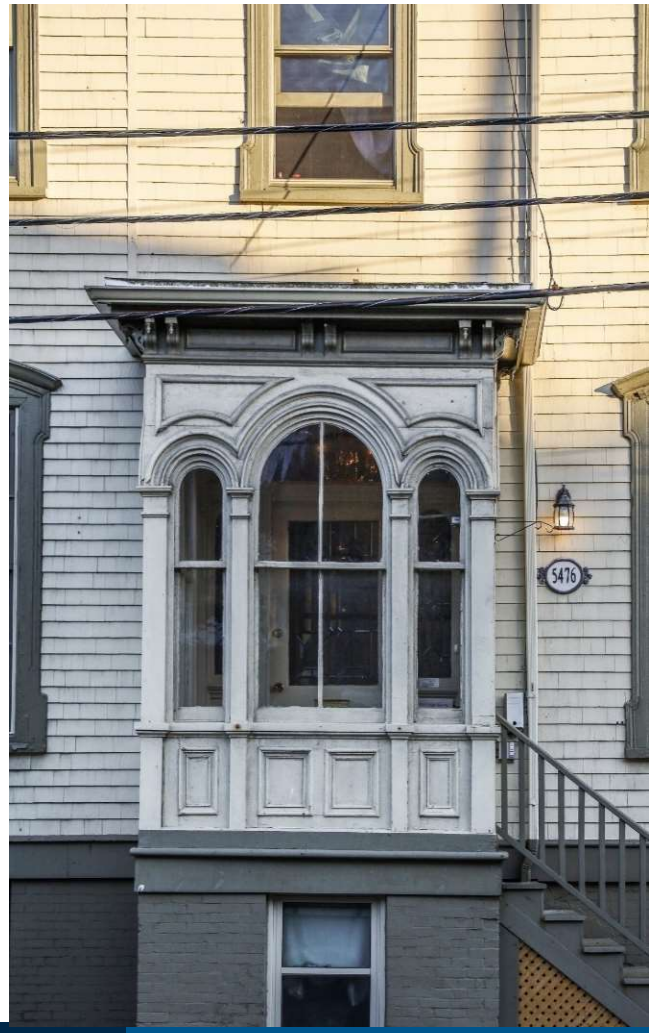
STR Enforcement

- Complaint-based compliance
- Provincial *Short-term Rentals Registration Act* requires registration
- Federal *Short Term Rental Enforcement Fund* funding awarded
- Enhancing communication and education materials



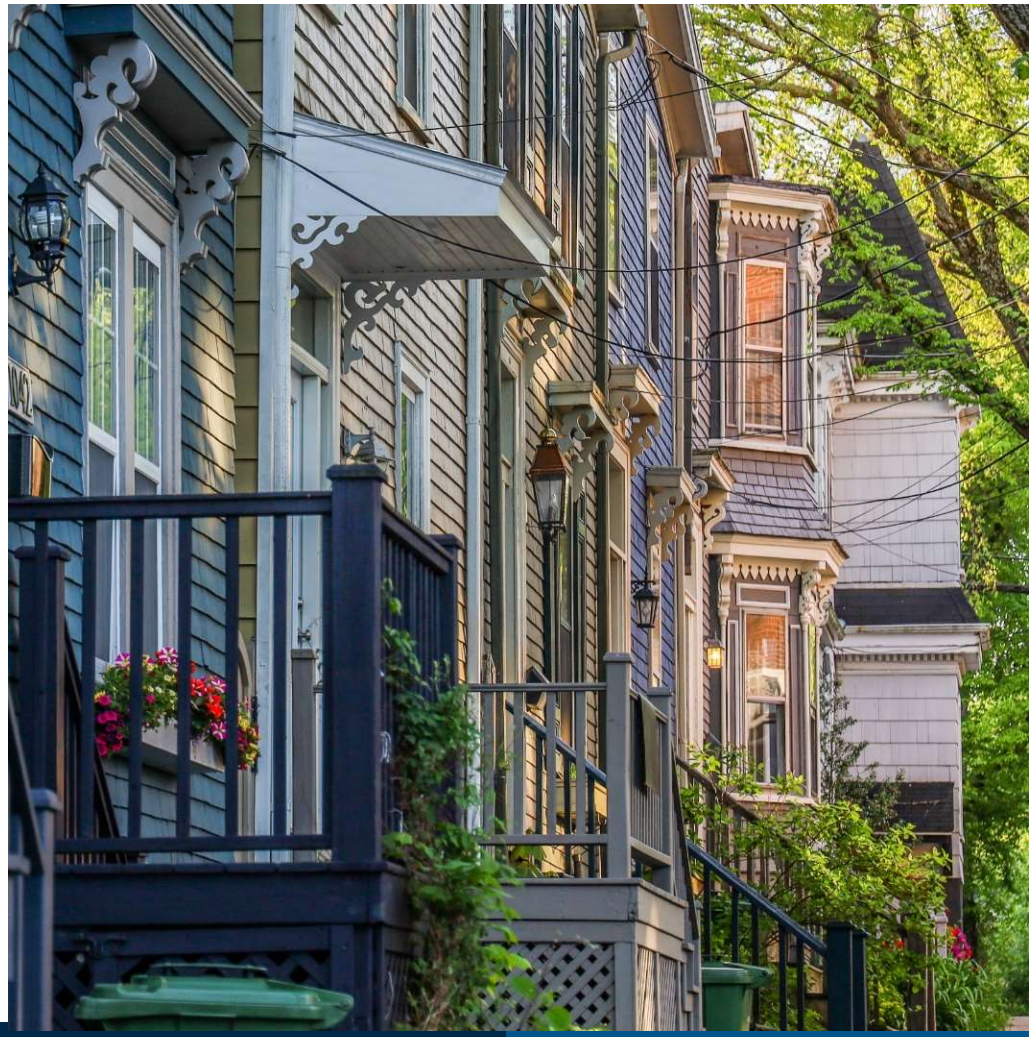
STR Enforcement

Application Type	# Related to Short Term Rentals
Development Only Permits **(since Aug 2024)**	609 issued permits
Zoning Confirmation Letters **(since Aug 2024)**	229 approved
Inquiries / Complaints **(since April 2022)**	1423



Recommendations

1. Maintain the current Development Permit requirements for Short-Term Rentals;
2. Maintain the current regulatory approach to Short-Term Rentals of secondary units; and
3. Direct the Chief Administrative Officer to develop a proactive enforcement program for Short-Term Rentals as outlined in the Discussion section of this report.

* Rural short-term rental amendments to be proposed with Regional Plan Phase 4 package

Thank you