

## **Frequently Asked Questions Short-Term Rentals**

### ***What problem are we trying to solve with the Short-Term Rental By-law?***

More effectively deal with the issues and complaints related to short-term rentals while allowing residents to rent out their properties for extra income.

To ensure the safety and health of visitors to the Township of Bonfield who stay at a short-term rental.

To ensure responsible ownership.

To maintain the character of the neighbourhood.

### ***Why do we need a new by-law when we already have by-laws for noise, animals, parking, etc?***

To hold the owner accountable for their property.

To have a mechanism to deal with repeat offenders.

To dissuade corporate short-term rental owners from purchasing properties for this purpose and to sustain the housing market.

A new by-law was required to align with the short-term rental program.

### ***Why is there not an exemption for people who only rent their properties out for a few weeks a year?***

Difficult to factually identify these properties.

Many other municipalities looked at this and decided the complexity (discrimination, loopholes, proper identification, etc.) outweighed the benefits. No municipality has this exemption.

The by-law still allows anyone to rent out their property in accordance with the by-law.

### ***How did we arrive at the fee amounts?***

Benchmarked with other municipalities.

Fees plan to be cost recovery and pay for the short-term program and administering the program.

### ***Why must there be an onsite inspection?***

To ensure that the premises does not contain health and safety risks to the occupants of the buildings.

To ensure that the environment and local lakes are protected through ensuring the septic system is sized appropriately for usage.

A short-term rental checklist is provided in the by-law to assist property owners in determining whether their properties will comply.

***Why are there restrictions on the number of occupants?***

To ensure the capacity of the septic is not exceeded as it is based on bedrooms and fixtures.

To minimize the disturbance of the neighbourhood.

***Why must there be a contact person who can attend the site within 45 minutes or answer to a complaint by phone within 30 minutes?***

Unlike a motel or hotel, a manager is responsible for complaints or issues on the property. Noise complaints are not dealt with by a by-law enforcement officer or OPP.

Complaints costs all taxpayers using by-law enforcement or OPP.

In the event of a complaint that must be dealt with quickly.

In the event the occupants require assistance with a problem on the property.

***Why are there restrictions on the number of days a short-term rental can be rented?***

To protect the owner from long term tenancies which fall under other provincial legislation.

To help maintain the character of the neighbourhood by limiting the number of times the dwelling unit can be rented.

***Quick Facts from the by-law.***

28 days consecutive rental period

Limited 150 days a year

Class A licence for rental if owner resides in the short-term rental

Class B licence for rental if the owner does not reside in the short-term rental

Class C licence for corporation owned short-term rental

1 licence per property

50 licences for the entire Township of Bonfield

Short-term rental must be an occupiable dwelling

45-minute response time for complaints

Occupancy based on bedrooms up to a maximum of 10 people

5 million in liability insurance must be provided

Owner or dedicated responsible person information will be on the Township website (great advertising)