



Community Survey on Short-Term Rental Accommodation

Background

Some Tahsis property owners in residentially zoned areas use their homes for short term (less than 30 days) rentals, such as a guesthouse, especially during the busy May-October season. Even though some guesthouses have operated for multiple years, this use is not permitted in areas zoned R-1 and RM-2 under the Zoning Bylaw. Almost all residential areas in Tahsis are zoned R-1 and RM-2. The Zoning Bylaw, as amended, permits B&B's in areas zoned R-1, R-2 and RM-1. Short term rental accommodation providers differ from B&B's as the property owners are not usually living on-site and some of these accommodation providers may not be taxed or regulated as a business.

Short term rental accommodation, like guesthouses, potentially creates an unfair playing field for B&Bs, motels and hotels. Moreover, residents who purchased homes in residentially zoned areas can be deprived of the quiet enjoyment of their property if neighbors are using their property for an unpermitted use. Keeping this in mind, Council is considering policy options, one of which is establishing a Temporary Use Permit system with new policies and procedures, to regulate short term rental accommodation.

This questionnaire is intended to collect feedback from the public on short term rental accommodation issues. In addition, the questionnaire seeks input on a temporary use permit system for guesthouses or similar operations in residentially zoned areas. All information submitted will be kept confidential and any and all information collected which is presented publicly will be presented in anonymous aggregate form.

Since many Tahsis property owners do not live in the community year round, this questionnaire is being used to gather information from as many property owners as possible to help Council with its policy deliberations.

Instructions

Please respond to the questions that relate to your situation. You are not required to answer each question.

Please return your completed questionnaire to the Village Office by **DECEMBER 8, 2017:**

Village of Tahsis
PO Box 219
Tahsis, BC
V0P 1X0

Or by email to: reception@villageoftahsis.com

Please direct your questions to the Village Office at (250)934-6344.

Questionnaire

A. Short Term Rentals (STRs) is a term commonly used to describe the rental of dwellings to paying guests for commercial purposes for a period of time generally less than 30 days. This use occurs in dwellings (such as a room, apartment, principal residence, secondary suite, house or cottage) that are located in residential zones, where the common form of occupancy is owner-occupancy or month-to-month rental by tenants. The property owners are often not on-site and may not operate as a taxed or regulated business.

Please answer the following questions.

1. Are you a full or part owner of a house, manufactured home, or other residential building? (Condominiums are not included)	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Are there houses used for short term rental accommodation near your property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Has your experience with short term rental accommodation, e.g., guesthouses, been mostly positive or negative?	<input type="checkbox"/> Positive <input type="checkbox"/> Negative
4. If your experience has been mostly negative, please indicate the primary reason why it was mostly negative. <input type="checkbox"/> Noise <input type="checkbox"/> Parking <input type="checkbox"/> Garbage <input type="checkbox"/> Disturbances <input type="checkbox"/> Property damage <input type="checkbox"/> Property not well-maintained <input type="checkbox"/> Violating the bylaw <input type="checkbox"/> Pets <input type="checkbox"/> Other (please specify)	
5. If your experience has been mostly positive, please indicate the primary reason why it was mostly positive. <input type="checkbox"/> Polite guests <input type="checkbox"/> No parking complaints <input type="checkbox"/> No disturbances <input type="checkbox"/> No noise complaints <input type="checkbox"/> Property well maintained <input type="checkbox"/> Good relationship with property owner <input type="checkbox"/> Other (please specify)	
6. Do you think that short-term rental accommodation options for visitors are beneficial for the Village?	<input type="checkbox"/> Yes <input type="checkbox"/> No
7. Do you support permitting property owners to offer short term rental accommodation, e.g., guesthouses, in residential areas?	<input type="checkbox"/> Yes <input type="checkbox"/> No
8. If yes, do you support regulating short term rental accommodation through bylaws?	<input type="checkbox"/> Yes <input type="checkbox"/> No
9. If no, what would you recommend, if anything?	
10. Do you think that the short-term rental accommodation providers should be regulated, for example using a temporary use permit system?	<input type="checkbox"/> Yes <input type="checkbox"/> No
11. Do you think Tahsis bylaws should be amended to permit short term rental accommodation in residential zoned areas?	<input type="checkbox"/> Yes <input type="checkbox"/> No
12. Do you think that if short term rental accommodation is regulated by bylaw that enforcement of the bylaw would be important?	<input type="checkbox"/> Yes <input type="checkbox"/> No

B. Please answer the following questions if you use your property for short-term rental accommodation in the Village. If “No”, please skip this section.

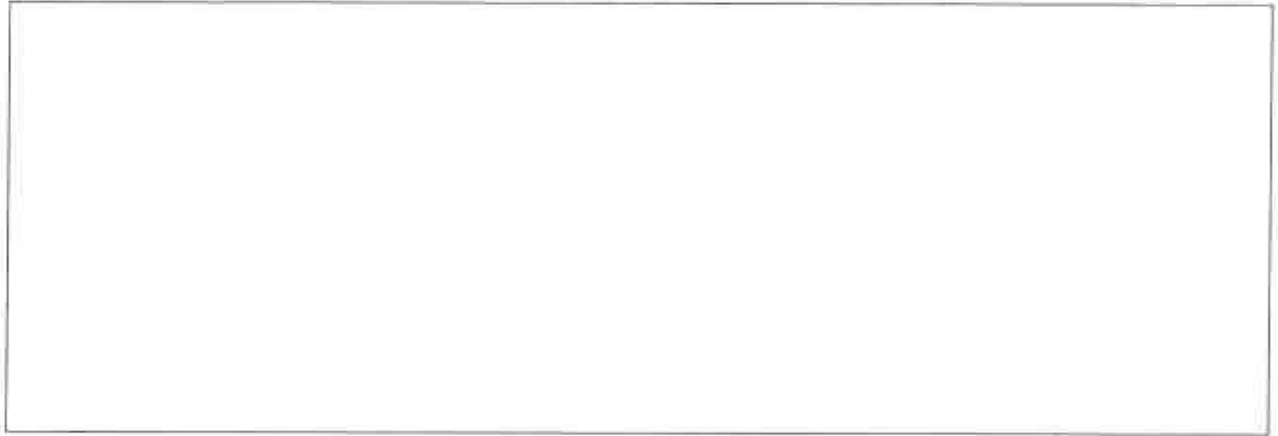
1. How many years have you used your property for short-term rental accommodation?	_____
2. During which seasons do you typically accept bookings?	<input type="checkbox"/> Fall <input type="checkbox"/> Summer <input type="checkbox"/> Spring
3. Do you live on the property during your guests' stay?	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. How many sleeping units (bedrooms) in your house/property?	_____
5. What is the maximum number of guests you allow?	_____
6. How many guests do you allow per bedroom?	_____
7. How many off-street parking spaces does your property have?	_____
8. Do you allow pets in your house/property when it is being used for short term rental accommodation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
9. Do you advertise your property/house for short-term rental?	<input type="checkbox"/> Yes <input type="checkbox"/> No
10. What type of advertisement do you use? <input type="checkbox"/> Newspaper <input type="checkbox"/> Internet <input type="checkbox"/> Posters <input type="checkbox"/> Word of Mouth <input type="checkbox"/> Other (Please specify)	
11. Are you aware of the zoning of your property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
12. Are your neighbours aware of your short-term rental accommodation operation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
13. What is the primary reason for operating as a short term rental accommodation provider? <input type="checkbox"/> Income/Revenue <input type="checkbox"/> Providing more accommodation for Tahsis visitors <input type="checkbox"/> Make my property available for friends and family <input type="checkbox"/> Enjoy having visitors using my property/house <input type="checkbox"/> Other (please specify)	
14. Have you received complaints about your short term rental accommodation operation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
15. If “yes”, please explain.	
16. Should short-term rental accommodation be regulated through bylaws?	<input type="checkbox"/> Agree <input type="checkbox"/> Disagree
17. Please add any further comments.	

C. The *Local Government Act* empowers local governments in their zoning and/or official community plan bylaws to designate areas where temporary uses may be allowed and specify the general conditions regarding the use of temporary use permits in those areas. A Temporary Use Permit system would require persons using their property for short term rental accommodation to apply for a permit and comply with the terms and conditions of the permit. This system is used in other tourist-oriented communities in BC such as Tofino, Nelson, Revelstoke and Fernie. Council is considering using temporary use permits for regulating short term rental accommodation such as guesthouses in residentially zoned areas. Council is seeking public opinion on this policy option.

For each statement, please response if you strongly agree, agree, neither agree nor disagree, disagree and strongly disagree.

Statements	Strongly Disagree	Disagree	Neither agree nor disagree	Agree	Strongly Agree
A Temporary Use Permit system should be established to regulate the short term rental accommodation such as guesthouses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Temporary Use Permit should include “good neighbor” provisions to minimize negative impacts on neighborhoods.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A Temporary Use Permit should limit the number of people occupying a short-term rental accommodation house.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A Temporary Use Permit regulation should limit the number of sleeping units on the property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A Temporary Use Permit regulation should limit the number of guests.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A Temporary Use Permit should include parking as a term and condition of the permit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There should be a fee for a Temporary Use Permit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property owners should be required to give a refundable security deposit to guarantee compliance as a condition of a Temporary Use Permit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There should be a financial penalty for violating the terms and conditions of a Temporary Use Permit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

D. Any further comments?



THANK YOU FOR PARTICIPATING