

**DRAFT Preliminary  
Bed and Breakfast & Short Term Rental  
Frequently Asked Questions (FAQs)**



1. Do I need a business license for a bed and breakfast (B&B) and a short term rental (STR)?
  - Yes, the Town of Golden recognizes the benefits that short-term rentals can provide, from secondary income for residents to increased tourism. That said, regulatory fairness is essential. Traditional accommodators are required to comply with municipal bylaws by obtaining business licenses and undergoing safety inspections, as well as paying commercial property taxes, income, sales, and tourism taxes. The Town has an interest in providing a fair market, enforcing council approved land-use regulations, that building codes are followed, and working to protect neighbourhood integrity. Currently there are numerous unlicensed accommodation providers in the Town and the Town of Golden intends to move forward to ensure compliance.
  
2. Is there a control on the total number of B&Bs and STRs within the Town of Golden?
  - Having a regulatory system in place that is proactively monitored and the permanent resident requirements will contribute to maintaining residential properties as long term housing stock as well as managing the growth of B&Bs and STRs. The Town did examine quotas, caps, lotteries and temporary use permits to more directly control numbers, but these systems are complicated and very administratively burdensome.
  - In residential zones, the Town of Golden is proposing to limit B&Bs and STRs to only the R1, R1-S, R1-D, R2, R2-A, R5 and C5 zones i.e. not the R3, R4, R6 and R7. These latter zones will be omitted as they typically contain more affordable / attainable housing options and there are often common spaces that are desired to feel safe i.e. shared hallways in apartment and condominiums.
  - The Town is proposing to only allow a B&Bs and STRs to be operated by a permanent resident who is occupying the dwelling unit or lot while the use is occurring which will ensure the property is long term residential in nature. Note without this “permanent resident” requirement STRs are permitted in the C1, C2, and C3 zones and this is also proposed to expand to the C4 and C6 zones.
  
3. What is the difference between a B&B and a STR and what will the inspection involve?
  - A bed and breakfast is the rental of sleeping rooms to provide temporary accommodation to the traveling public within a single detached dwelling or half duplex occupied by a permanent resident.
    - The inspection will examine some of the following life safety items: smoke and CO alarms, hand/guard rails, egress from sleeping rooms, range hood/bathroom exhaust, fire extinguishers, exits etc.

- In a residential zone, a short term rental is renting a dwelling unit (i.e. its own kitchen) to provide temporary accommodation to the traveling public where another dwelling unit within the building is occupied by a permanent resident.
    - The inspection will involve the same items as a B&B as well as a secondary suite occupancy permit, verifying for life safety deficiencies and a review of building code Part 9 section 9.37 etc.
4. What if I don't get a business license?
    - More details will follow on the enforcement strategy, but at first there will be a voluntary compliance period and education and then daily fines of up to \$500 could be implemented.
  5. I am a renter, can I operate a B&B or a proposed STR?
    - Yes, as long as you are the permanent resident in the dwelling unit or on the lot, except a lot with a Detached Secondary Residential Dwelling Unit (carriage house or garden suite). Please make sure you have your landlord's permission.
  6. Where it is proposed that I can operate a B&B or STR?
    - R1, R1-S, R1-D, R2, R2-A, R5 and C5 zones
    - In the C1, C2 and C3 commercial zoned dwelling units you can currently operate a short term rental without the permanent resident requirement and this is proposed to expand to the C4 and C6 zones.
  7. I live in a residentially zoned multiple dwelling (ex. apartment, condominium, townhouse, mobile homes, and most manufactured homes) can I apply for a B&B or STR?
    - These units are often more affordable and attainable as well they have shared spaces, hallways, live in close proximity i.e. noise / safety and therefore they have been excluded from the proposed regulations.
  8. Why don't "Airbnb" listings have to pay commercial property tax?
    - Property tax assessment is outside of a municipality's authority. BC Assessment is responsible for assessing the tax required of each property in the province. Although there are nuances to this, provincial regulations have a four unit or less basis before a property is split classified residential/commercial.
  9. Do sales taxes need to be remitted to senior government?
    - Yes.
  10. Does my standard homeowner's or tenant's insurance policy cover me as a host?
    - This varies case-by-case. You are strongly advised to consult with a licensed insurance broker. Canadian media reports indicate that many residential insurance policies are void if commercial activities like short-term renting take place. This includes both property damage and liability insurance.
  11. Can I have guests in my B&B or STR if I am out of town?
    - The proposed bylaws' intent is that the operator is also occupying the dwelling unit or building in residential areas during the rental period.

12. Can I have other accessory uses if I have a bed and breakfast or a proposed short term rental?

Home based business 1 - no client visits	Yes
Home based business 2 – up to five clients a day	No
Home child care	No
Detached Secondary Residential Dwelling	No

13. How much parking do I need to provide?

Single Detached Dwelling	Two
Bed and Breakfast	Two plus 1 per B&B room
Proposed Short Term Rental	Two plus 1 per STR room
Secondary Suite long term residential use	Two plus 1 per the suite

14. Do I have to pay more for Water and Sewer fees?

- Yes, fees are based on number of sleeping units.

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