

KAMLOOPS GUIDE TO

Short-Term Rental Accommodations



Canada's Tournament Capital



Helpful Links

Provincial Resources

Short-Term Rentals - Provincial Requirements:

www2.gov.bc.ca/gov/content/housing-tenancy/short-term-rentals

Short-Term Rentals - Provincial Registry:

www2.gov.bc.ca/gov/content/housing-tenancy/short-term-rentals/registry

City of Kamloops Resources

Kamloops.ca/ZoningBylaw (Section 3.20)

Kamloops.ca/Business (Licensing)

Kamloops.ca/ShortTermRentals

Kamloops.ca/PropertyInformationPortal (details on civic addresses)

City Map (City of Kamloops' property-based web mapping):

maps.kamloops.ca/citymap



Interested in operating a short-term rental in the City of Kamloops?

Short-term rental accommodations in BC must comply with Provincial requirements *and* local municipal requirements to be permitted.

The BC government requires the short-term rental to be located on the property where the host has their primary residence. The rental must also be registered with the Provincial short-term rental registry; registration requires compliance with the local government zoning and business licence bylaws.

Requirements for Short-Term Rentals in Kamloops

A short-term rental in Kamloops is defined as a dwelling unit (such as a basement suite, garden suite or carriage suite), or a sleeping unit (a bedroom) that is used as temporary accommodation for less than 30 consecutive days, provided the property is the principal residence of the registered property owner

Business Licensing

A business licence is required for short-term rentals, and hosts in Kamloops must display a valid business licence number on their listings. If a listing does not comply with the City's business licence requirements, the short-term rental platform must remove the listing at the City's request.



Criteria for a business licence for a short-term rental in the City of Kamloops includes:

- The property must be within in a zone that allows short-term rentals under the list of accessory uses. To find out a property's zoning, generate a Property Report at [Kamloops.ca/PropertyInformationPortal](https://kamloops.ca/PropertyInformationPortal).
- The property must contain only a single-detached home, a single-detached home with a residential suite, or a duplex. A property with three or more dwellings is not eligible for short-term rental.
- The legal landowner must use the property as their primary residence. Proof of ownership and residence is required.
- The building must comply with any restrictive covenants prohibiting development below the 200-year flood plain elevation. To find out whether a property is in the floodplain, generate a Property Report at [Kamloops.ca/PropertyInformationPortal](https://kamloops.ca/PropertyInformationPortal). To determine whether there is a flood plain covenant registered on title, consult the property title through the Land Title and Survey Authority of BC (ltsa.ca).
- The rental must occur within the principal dwelling unit or within a legal suite.

- A legal suite is one that has been constructed or upgraded under a valid building permit to ensure life safety and Building Code requirements are met. Therefore, suite legalization and upgrades may be required to obtain a business licence.
 - If a building permit is required in the suite legalization process, and the property is located within a development permit area (DPA), a development permit may be required prior to issuing a building permit. To find out whether a property is in a DPA, generate a Property Report at [Kamloops.ca/PropertyInformationPortal](https://kamloops.ca/PropertyInformationPortal).
- Where a technical restriction applies, such as location in the floodplain or Rayleigh Waterworks District, contact the Planning Department for guidance at planning@kamloops.ca.
- Only one short-term rental listing is permitted per property.
- The maximum number of short-term rental guests in the dwelling unit depends on the number of long-term residents in the household. See the Zoning Bylaw definition of "Household" for more information.
- The business owner must enter into a Good Neighbour Agreement committing themselves to comply with all bylaws, minimize noise impacts on the neighbourhood, maintain the property, sidewalks and boulevard, and work with neighbours to address issues of concern.

DID YOU KNOW?



Where a property owner does not live on site:

- A house without a suite may be rented out without need for a business licence
- A house with a suite may be rented out, and a valid business licence is required
- A legal dwelling unit may be rented out monthly on a short-term rental platform as a "Medium-Term Rental" and a valid business licence is required



Key Terms

Short-Term Rental Accommodation

refers to a dwelling unit or one or more sleeping units (i.e. bedrooms) within a dwelling unit for temporary overnight accommodation for a period of less than 30 consecutive days, provided the property is the principal residence of the legal landowner.

Dwelling or Dwelling Unit refers to a bordering, interconnected space consisting of one or more rooms, that contains a bathroom, bedroom(s), and one cooking facility (i.e. kitchen), that is commonly used for residential accommodations by one household for a period not less than 30 days.

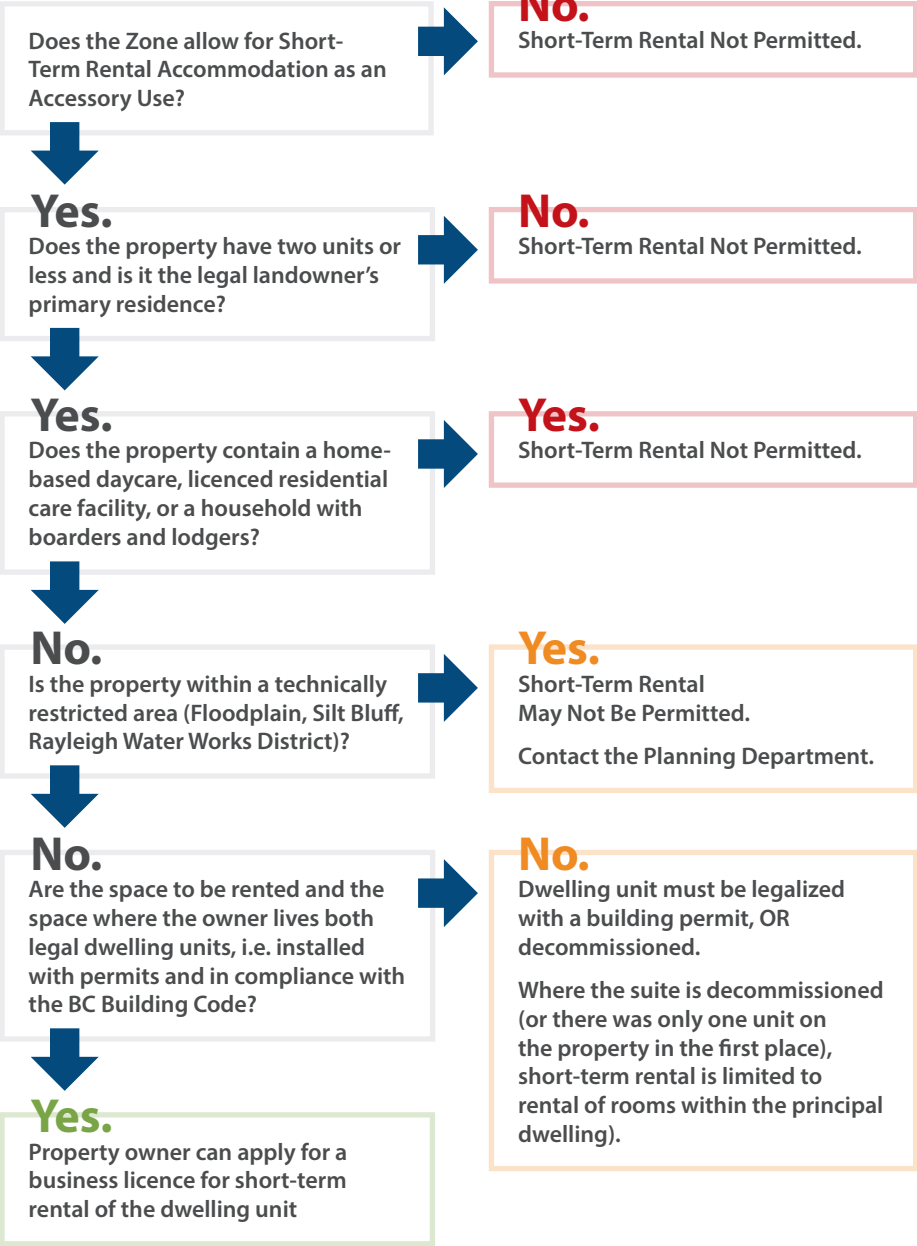
Boarder or Lodger refers to a person who rents and occupies a sleeping unit, with or without an individual bathroom, in a dwelling unit occupied by a household, for a period not less than 30 days.

Household refers to when the following occupants reside in one dwelling unit and share a common cooking facility:

- (a) an individual
- (b) a family of two or more, related by blood, marriage, adoption, or foster care agreement
- (c) five or less unrelated people, including boarders and lodgers and guests in a short-term rental accommodation
- (d) a combination of (b) and (c) to a maximum of five people, except where the family size exceeds three people, in which case the combined number of boarders and lodgers and guests in a short-term rental accommodation shall not exceed two people

Section 3.20 of the Zoning Bylaw contains the regulations for Short-term rentals.

Short-Term Rental Criteria



Disclaimer

This information and definitions in this document are provided for informational purposes only. Please carefully consult the relevant bylaws and formal resources and/or contact the planning department staff when determining individual eligibility for short-term rentals in Kamloops.

Section 3.20 of the Zoning Bylaw contains the regulations for short-term rentals. The information given hereby is not a warranty by the City of Kamloops that a property complies with all other aspects of the Zoning Bylaw, nor with any other bylaw of the City of Kamloops. This guide is intended to support residents' understanding of the regulations relevant to short-term rental accommodations and is not a replacement for reading the full Zoning Bylaw No. 55 in its entirety, as amended from time to time.



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City of Kamloops  British Columbia, Canada

Business Licensing:

105 Seymour Street, Kamloops, BC V2C 2C6
250-828-3481 | business@kamloops.ca

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Kamloops.ca | LetsTalk.Kamloops.ca