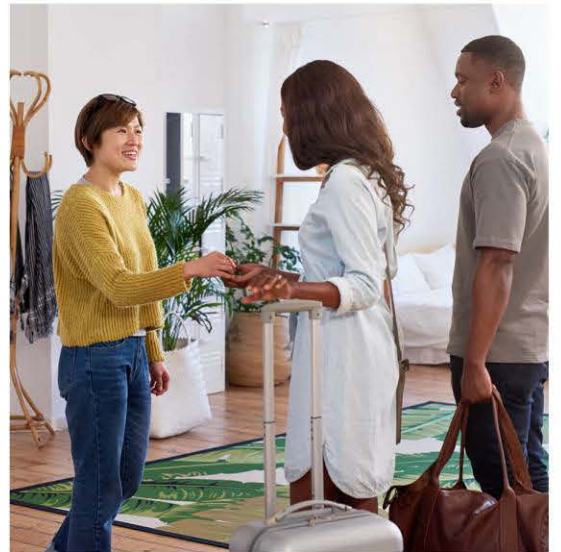
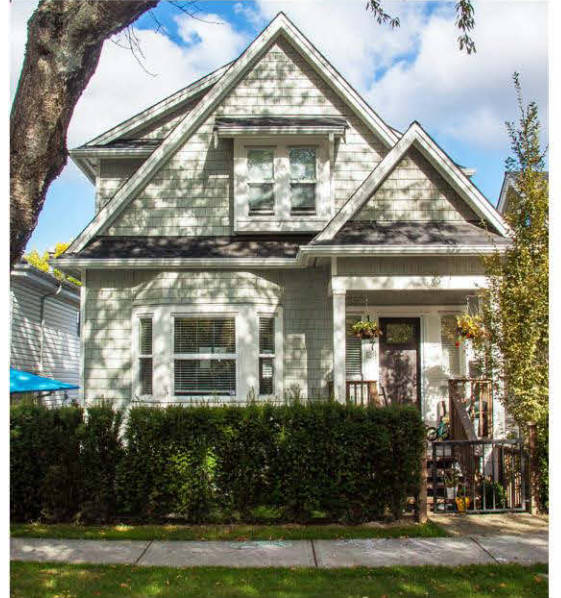




SHORT-TERM RENTAL HIGHLIGHT REPORT



Overview of the short-term rental market in Vancouver and the City's key accomplishments from September 2018 to December 2019

Access to housing in Vancouver continues to be a top concern for both residents and the City of Vancouver. To balance the need to protect Vancouver’s long-term rental supply, and aligned with the City’s 10 Year [Housing Vancouver Strategy](#), the City enacted short-term rental (STR) regulations in April 2018. Along with the regulations, the City launched a simple, affordable, online business licence process to allow easy and accessible licensing for short-term rental operators. The City’s short-term rental policy has led to a positive uptake by residents, recognizing that short-term rental s allow for the generation of additional income while expanding the economic opportunities for tourism in our City.

This Short-term Rental Highlights report summarizes the City’s key achievements and market statistics in the first full calendar year of implementing the short-term rental licensing and enforcement program. As the program started mid-2018, the report encompasses the data and outcomes from September 2018-December 2019.

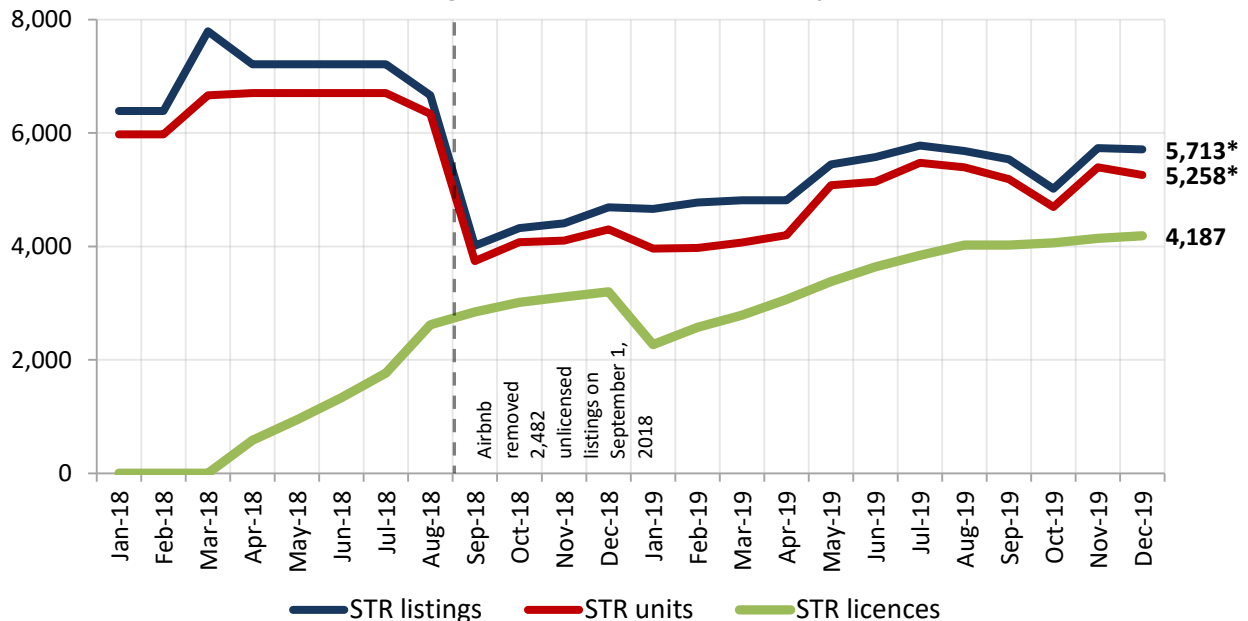
MARKET AND LICENSING STATISTICS AND OUTCOMES

The short-term rental market in Vancouver is dynamic, leading to daily fluctuations in the number of listings and units. The short-term rental terms "listings" and "units" refer to two distinct items, even though they are often used interchangeably:

- **Listing** is the marketing of the short-term rental, often online;
- **Unit** is the physical space used for short-term rental business activity, such as a home, apartment or room within.

The chart below shows the number of short-term rental listings, units and business licences issued from January 2018 to December 2019.

Number of short-term rental units, listings and business licences, January 2018 to December 2019



*Source: Host Compliance (2019)

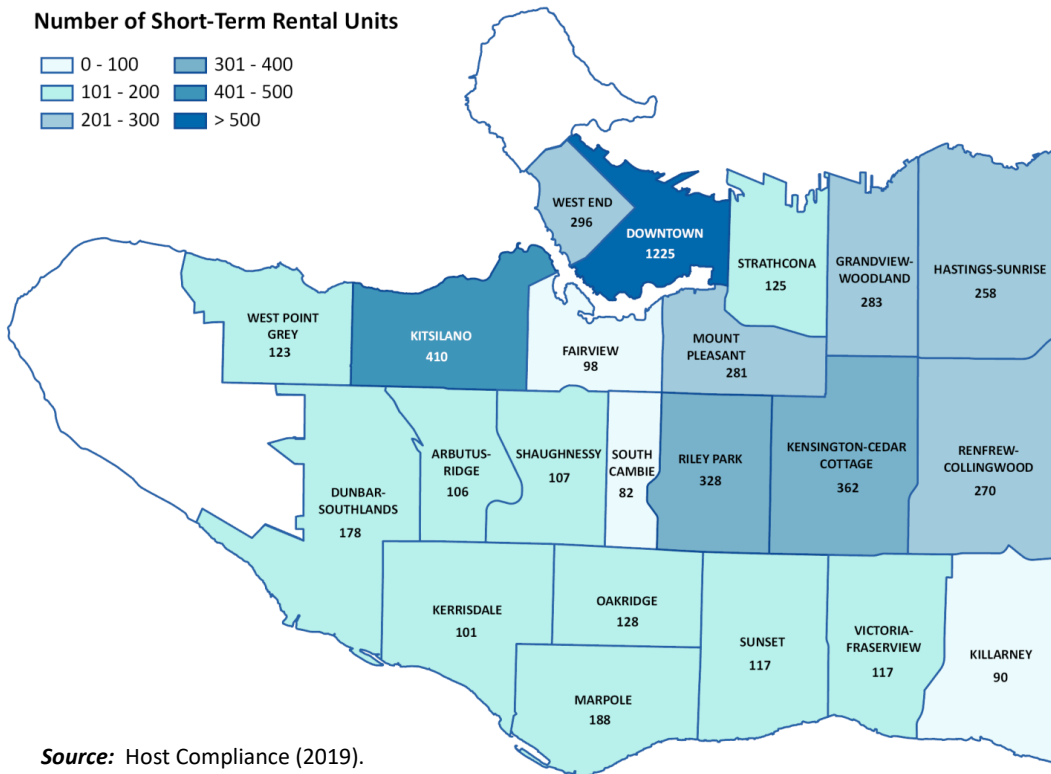
All short-term rental operators are required to obtain a business licence for their short-term rental unit. Despite the dynamic nature of the short-term rental market, the City estimates 74% of all short-term rental units in Vancouver are licensed. This is one of the highest licence compliance rates in North America and far exceeds our initial year 1 target of 25% compliance.

Short-term rental business licensing statistics for 2019

METRIC	2019
Total number of 2019 STR business licences issued ¹	4, 844
Estimated 2019 licensing compliance rate	74%
% of licences by operator type	64% property owner 36% renters
% of licences by STR unit property type	40% single/detached home 34% apartment/condo unit 11% secondary suites 6% duplex/triplex/fourplex 4% coach or laneway house 4% townhouse

Number of short-term rentals in neighbourhoods throughout Vancouver (for year ending December 31, 2019)

Number of Short-Term Rental Units



Source: Host Compliance (2019).

In December 2019, there were 5,258 active short-term rental units in Vancouver, the majority in the downtown core.

Several short-term rental platforms are active in Vancouver, providing online marketing and booking services. Airbnb continues to hold the majority of the market share with 84% of active listings on their platform, followed by Expedia Group (9%), Booking.com (6%) and Flipkey (2%).² To date, Airbnb has been the only short-term rental platform willing to sign an MOU with the City of Vancouver, encompassing a mandatory licence field, data sharing, and operator education.

¹ Includes suspended and closed business licences.

² As of December 31, 2019

ENFORCEMENT EFFORTS

For short-term rentals, the City utilizes sophisticated data analytic tools to scan multiple datasets and proactively identify short-term rental by-law infractions committed by both unlicensed and licensed short-term rental operators.

Investigations and enforcement continue to rely greatly on input from residents reporting suspected unauthorized short-term rentals via 311, VanConnect mobile app, or an [online form](#). Since September 1, 2018, we have received 1,728 short-term rental-related complaints from residents, and opened 4,136 case files.

Enforcement stats (Sept 2018-Dec 2019)

Enforcement stream	Outputs	Number
Licensed	Licences flagged for audits	1,392
	Audits initiated	949
	Licences suspended	327
	Voluntary closures of licences	387
	Warning letters	780
Unlicensed	Licence Orders	394
	Tickets issued	918
	Listings referred for prosecution	129
Zoning and building safety infractions	Inspections completed	157
	Zoning Orders	71
	Units referred to prosecution for Zoning offences	9



\$136,500 collected from tickets



Six convictions in Provincial Court with total Court-imposed fines of **\$62,000**



148 illegal operators obtained a business licence



624 short-term rental unit delisted and likely removed from the short-term rental market or converted into long-term rentals

OUTCOMES

The City's short-term rental regulations are intended to work in conjunction with other City policies such as the Empty Homes Tax and rental incentive programs to increase availability of long-term rental homes for residents. Measurable outcomes on long-term rental availability include:

- At the end of 2019, there were close to **2,000 fewer short-term rental listings** in Vancouver compared to pre-regulation levels;
- **624 units** were confirmed to have delisted or converted into long-term rentals;
- Independent research³ estimates that a further **300 short-term rental units** were likely returned to the long-term rental market;
- More than **2,000 additional** long-term rental business licences have been issued since short-term rental regulations were enacted; and
- Finally, CMHC indicated that there were an **additional 5,920 condos** in the long-term rental market in 2019, which exceeded the number of new condo units constructed at 2,344 units, suggesting the conversion of the existing condo stock into long-term rentals.

PRIORITIES FOR 2020

In November 2019, City Council approved additional regulations to strengthen our ability to reduce the number of commercial and fraudulent short-term rental operators in Vancouver.

1. Expanding the short-term rental Prohibited Buildings List;
2. Working with the real estate community to bring more awareness of regulations;
3. Advocating to the Province for short-term rental platform regulations and equity; and
4. Convening a Short-term Rental Community Working Group.

NEED MORE INFO?

Looking to learn more? Check out our [Short-term Rental page](#) for information on regulations, [past council reports](#), and [media releases](#).

³ Coombs, J, D. Kerrigan & D. Wachsmuth (2019). "Short-term rentals in Canada: Uneven growth, uneven impacts." Forthcoming in *Canadian Journal of Urban Research*.