

**From:** Gotto, Sarah F EMCR:EX (Sarah.Gotto@gov.bc.ca)  
**To:** Wilkins, Molly HOUS:EX (Molly.Wilkins@gov.bc.ca)  
**Cc:** Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca); Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca)  
**Subject:** MRKS folder for tomorrow  
**Sent:** 03/09/2023 01:20:32  
**Message Body:**

Hi. As I wont be in tomorrow till noonish Molly can you please print MRKs schedule for tomorrow along with supporting material.

I know he has the 8am meeting with Quebec.

Mark would you be so kind as to print that material for him so he has it if you are still in the office.

Greatly appreciated.

Sarah Gotto  
Administrative Coordinator to:  
The Honourable Ravi Kahlon, Minister of Housing  
Office: 778-974-6035  
Mobile: 250 480 9086  
Room 301, Legislative Buildings  
Victoria BC V8V 1X4

**From:** Papadopoulos, Nikki HOUS:EX (Nikki.Papadopoulos@gov.bc.ca)  
**To:** Beninger, Dave HOUS:EX (Dave.Beninger@gov.bc.ca); Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca)  
**Subject:** FW: MIN Information Note from Quebec - Fighting Illegal Tourist Accommodation  
**Sent:** 06/27/2023 16:23:45  
**Attachments:** image001.jpg, 59138 MO INFO\_AIRBNB\_QC\_EN.pdf  
**Message Body:**

As requested

Thank you

Nikki Papadopoulos  
A/Director, Executive Operations  
Deputy Minister's Office, Ministry of Housing

**From:** Papadopoulos, Nikki HOUS:EX  
**Sent:** Monday, June 26, 2023 3:55 PM  
**To:** Wilkins, Molly HOUS:EX <Molly.Wilkins@gov.bc.ca>  
**Cc:** Warbeck, Caitlin HOUS:EX <Caitlin.Warbeck@gov.bc.ca>  
**Subject:** MIN Information Note from Quebec - Fighting Illegal Tourist Accommodation

Hi Molly,

Quebec's Minister responsible for Housing met with Minister Kahlon earlier this year and they were asked to provide us with information on their efforts aimed at fighting illegal tourist accommodation. Quebec has provided a brief overview, please see attached for Minister Kahlon.

Regards,

**Nikki Papadopoulos**  
A/Director, Executive Operations  
Deputy Minister's Office  
Ministry of Housing  
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Pronouns: she/her

## SUPERVISION OF TOURIST ACCOMMODATION

### Context

- The rental of residential units through online reservation platforms (collective accommodation) now extends to the entire territory of Quebec. Although for some it is only a way of generating extra income, others use these platforms to offer residential units for short-term rental all year round, which is similar to traditional tourist accommodation.
- **This industry removes a large number of housing units from the residential market**, which leads to an overbidding of rent prices, while the vacancy rate for rental housing has fallen in recent years. This type of accommodation can also **generate conflicts among neighbours**, due to the inconvenience that this type of rental activity may cause.

### **Amendments to the *Regulation respecting tourist accommodation establishments concerning collective tourist accommodation***

- Amendments to the *Regulation respecting tourist accommodation establishments* (RRTAE), which came into effect on May 1, 2020, have made it possible to better regulate this type of tourist accommodation. They also **aim to ensure greater regulatory fairness** between collaborative accommodation stakeholders and others, and to better protect residential real estate.
- These amendments introduced a new category of tourist accommodation establishments, called Principal Residence Establishments (PRE), applicable to individuals who use their main residence for tourist accommodation purposes. This allows **a clear distinction between PREs and other tourist establishments**, in particular secondary residences that are rented year-round for tourist purposes.

### **Bill 100, *Tourist Accommodation Act***

- The *Tourist Accommodation Act* (TAA), which replaces the TAEA, came into effect on September 1, 2022.
- **The TAA maintains the provisions of the TAEA that notably affected municipalities**, including:
  - **The Minister of Tourism can suspend or cancel a registration at the request of a municipality.** Violations of any municipal by-law regarding nuisance, health or safety (TAA, art. 12) are the type of cases likely to lead to such sanctions. Cases giving rise to such a request are specified in the *Regulation respecting tourist accommodation*.
  - **On one hand, PREs are exempt from business tax (MTA, art. 236), and on the other hand they are excluded from the category of non-residential properties for the purposes of the general property tax (MTA, art. 244.31).**
  - Any urban planning regulations in effect before March 25, 2021 that prohibit the operation of a PRE will be nullified as of March 25, 2023. Nevertheless, a municipality may **limit the number of PREs on its territory, subject to compliance with a specific procedure** of referendum approval (MTA art. 23). The Quebec Federation of Municipalities made several representations in 2022 and 2023 regarding this procedure, which it considers unnecessarily complicated. To date, the Ministry has not responded to its requests.
- Mainly, the TAA replaces the classification system of tourist accommodation establishments with a simplified registration procedure, which reduces the costs and administrative formalities related to the supervision of establishments.
- Consequently, holders of a registration who display signage on their establishment will have to remove it no later than one year after the entry into effect of the law.
  - The Act provides that a registration application must include a document issued by a competent authority (municipality or regional county municipality) indicating the establishment in question **is not in breach of urban planning regulations** relating to uses adopted under the *Act respecting land use planning and development*.

### Regulation respecting tourist accommodation establishments

- On September 1, 2022, the *Regulation respecting tourist accommodation establishments* came into effect.
- The Regulation defines the **categories of tourist accommodation establishments**.
- It also details the information that must be provided to register a tourist accommodation establishment.
  - In particular, in the case of rental accommodation or divided co-ownership, the applicant for registration must provide proof of authorization to operate a tourist accommodation establishment there (declaration of co-ownership, rental contract, authorization from the co-ownership association or owner), and this also applies for a PRE.
  - It specifies the cases for which a municipality **can make a request for cancellation or suspension of a registration from the Minister of Tourism**.

### Social and Community Housing

- Article 1995 of the *Civil Code of Quebec* prohibits the subletting of low-rent housing.

### Bill 25, An Act to Fight Illegal Tourist Accommodation

The minister of Tourism, Ms. Caroline Proulx, introduced bill 25 to the National Assembly on May 9, 2023, which aims at fighting illegal tourist accommodation. The proposed legislation would tighten the requirements for operators as well as digital transactional platforms used to reserve tourist accommodation, thus ensuring better conformity with the Tourist Accommodation Act and further supporting municipalities in applying regulations on their territory.

Préparée par le Secteur des Affaires intergouvernementales et autochtones, Société d'habitation du Québec

