



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

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These FAQs have been drafted to respond to common community questions efficiently and are not a substitute for the Town's bylaws.

1. Do I need a business licence 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. Issuance of a business license is essential for bylaw compliance, safety, and regulatory fairness.

2. What if I do not get a business licence? How will these regulations be enforced?

- At first there will be a voluntary compliance period and education and then enforcement will commence which could include daily fines of up to \$500, if required. Also, the Town can request, through a future Provincial online webportal, that the online accommodation platform (ex. Airbnb or VRBO) remove the listing.

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. a secondary suite with 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 check for compliance of the secondary suite with part 9 of the BC Building Code and Town Bylaws. The suite requires an Occupancy Permit, either issued in the past or to current Code regulations as per inspection. Please see the Town of Golden's Secondary Suite Bulletin for further information on required life safety systems, fire and noise separations, egress requirements, parking etc.

4. The B&B rental area in my dwelling unit does not qualify as a secondary suite, but I still would like to provide some kitchen facilities to my guests. What are my options?

- The B&B guests can share the main kitchen in your home or if the room layout allows, for example by having a rec-room, flex room or separate living room adjacent to the guest bedrooms, a so called "wet bar" can be installed for the guest's convenience. This wet counter can include a sink, bar fridge (under-counter) and microwave oven. Not allowable are: hardwired or countertop cooking appliances (range, oven, cooktop, etc.), full size fridges, dishwashers etc. These appliances would potentially allow the guest area to be operated independently from the principal dwelling and therefore constitute a separate suite. See paragraph above for difference between B&Bs connected to the principal dwelling and STRs in secondary suites.

5. I am a renter, can I operate a B&B or a proposed STR?

- Yes, please make sure you have your landlord's permission, the Town has a template consent letter to submit with your application. You must be the operator and a permanent resident in the dwelling unit (for a B&B) or the principal building on the lot (for an STR).

6. Where Can I operate a B&B or STR?

- R1(B&B only), R1-S, R1-D, R2, R2-A, R5 and C5 zones.
- In the C1, C2, C3, C4 and C6 commercial zoned dwelling units can be operated as an STR without the permanent resident requirement.

7. I live in a residentially zoned multiple dwelling or manufactured home (ex. apartment, condominium, townhouse, mobile homes, and 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 Town's regulations.

8. 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 help manage 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 were deemed to be too complicated and very administratively burdensome. However, there are regulations that will control the number of B&Bs and STRs; including the following: the permanent resident requirement in residential zones, only certain zones allow the use and other zones prohibit the use (ex. R3,R4,R6,R7 and industrial zones), no B&B/STR use on a property with a Detached Secondary Residential Dwelling (DSRDs ex. carriage house) and other regulations.

9. I have a Detached Secondary Residential Dwelling (DSRDs ex. carriage house) can I operate a B&B or STR?

- On a lot, with a Detached Secondary Residential Dwelling Unit (DSRDs – ex. coach house, garden suite, laneway house, or carriage house) the B&B and STR use is prohibited in all buildings. Carriage houses were introduced in 2012 to encourage long term rental housing. With the DSRD use, there can be impacts on backyard shading/privacy and at times this has been controversial with neighbours. This was the balance to increase residential rental housing options which was the main intent of introducing this housing typology to the zoning bylaw and therefore, B&B or STR were not allowed on these lots.

10. Why don't B&Bs and STRs 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.

11. Do sales taxes need to be remitted to senior government?

- Yes and proof remittance of the Municipal & Regional District Tax (MRDT i.e. hotel tax) will have to be submitted to the Town within 3 months of licence issuance and annually at licence renewal.

12. 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 licenced insurance broker. Renting take place. This includes both property damage and liability insurance.

13. Can I have guests in my residentially zoned B&B or STR if I am out of town?

- No, the intent, in residential areas, is that the operator is also occupying the dwelling unit or building during the rental period.

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

Accessory Use	Permitted
Home based business 1 –no client visits (ex. home office)	Yes
Home based business 2 – up to five clients a day, 1 employee, 50 m ² of business area.	No
Home child care	No
Secondary suite	Permitted with a B&B, but not with an STR
Detached Secondary Residential Dwelling	No

15. How much on-site parking do I need to provide?

Use	Stalls
Single Detached Dwelling	Two stalls
Bed and Breakfast	Two stalls plus 1 stall per B&B sleeping unit (bedroom)
Short Term Rental	Two stalls plus 1 stall per STR room sleeping unit (bedroom)
Secondary Suite - long term residential use	Two stalls plus 1 stall for the suite

Tandem stalls are allowed, which refers to two parking stalls with one of the spaces placed behind the other causing one space to block the other. In other words, you must move one car to back the other car out of the parking stall. Ex., a car in the garage and a car in the driveway in front.

16. How much is a business licence fee:

2024 rates	B&B	Residentially Zoned STR	Commercially Zoned STR
1 sleeping unit	\$125	\$175	\$200
2 sleeping unit / bedrooms	\$175	\$225	\$250
3 sleeping unit / bedrooms	\$225	\$275	\$300

17. Do I have to pay more for water and sewer fees?

- Yes, fees are based on number of sleeping units for flat fee residential properties.

2024 rates	Water	Sewer	Total
Single Detached Dwelling – base rate	\$365.94	\$459.90	\$825.84
Single Detached Dwelling with a 1 bedroom B&B/STR	\$548.91	\$689.82	\$1,238.73
Single Detached Dwelling with a 2 bedroom B&B/STR	\$731.88	\$919.74	\$1,651.62
Single Detached Dwelling with a 3 bedroom B&B/STR	\$941.85	\$1149.66	\$2,091.51
Single Detached Dwelling with a residential suite (<i>residential</i> long-term rental, not an STR)	\$548.91	\$689.82	\$1,238.73

18. Do I need a business licence if I long term rent a suite or bedroom?

- Not at this time, unless it is an entire apartment building or mobile home park.

19. If I don't have a licence by May 1, 2024 will Airbnb or other online platforms remove my listing?

- As of May 1, 2024, the Province will require hosts to display a valid business licence. The Town recently completed a webpage and online application process for short-term rentals, which will soft launch in mid-April 2024. It may take many months to work through the applications. The Town will not be requesting that listings be removed until these initial applications are processed and further education has occurred.

20. Is there a specific number of days rented, either maximum or minimum, which establishes a B&B or an STR?

No. As per the consolidated Zoning Bylaw 1294, 2011 definitions:

“Short Term Rental” means the commercial use of a Dwelling Unit to provide temporary accommodation to the traveling public.

“Bed and Breakfast” means the commercial use of a Single Detached Dwelling by a Permanent Resident of the Dwelling Unit to provide temporary accommodation in the form of Sleeping Units in the Dwelling Unit to the travelling public, while the operator continues to reside in the Dwelling Unit, and where the room rate may include meals.

For clarity, this applies for any length of stay. It is really about the residential use of the dwelling unit rather than the length of time the unit is used as temporary accommodation. The B&B and STR use definitions should be read with the definition of residential use in mind which is:

“Residential Use” means the use of a building or a part thereof as a Dwelling Unit by persons as a fixed place of abode and as their primary residence from which they are absent only as a part of a domestic routine including, without limitation, work and vacations.

So further, for example, if a member of the travelling public stays in a STR unit for three days, thirty days or forty-five days, it still represents temporary accommodation as they do not actually reside in the unit as a “Resident.” By definition, a short-term rental is the commercial use of a dwelling unit to provide temporary accommodation for any length of stay.