



# City of Port Moody

## Bylaw No. 3483

A Bylaw to amend City of Port Moody Business Licensing and Regulation Bylaw, 2015, No. 3000 to allow for Short-Term Rentals as a permissible business.

The Council of the City of Port Moody enacts as follows:

### 1. Citation

- 1.1 This Bylaw may be cited as “City of Port Moody Business Licensing and Regulation Bylaw, 2015, No. 3000, Amendment Bylaw No. 6, 2024, No. 3483 (Short-Term Rentals)”.

### 2. Amendments

- 2.1 City of Port Moody Business Licensing and Regulation Bylaw, 2015, No. 3000 is amended by adding the following definitions in section 4:

“BED AND BREAKFAST” means a business carried out by ~~the residents of a Host in~~ a Single Detached and Semi-Detached Residential Dwelling Unit to provide temporary sleeping accommodations, including Short-Term Rentals, for a prescribed daily charge in accordance with the requirements of section 5.2.5 of Zoning Bylaw No. 2937.

“BOARDING” means a business carried out by ~~a Host in the residents of~~ a Dwelling Unit for the accommodation of persons entirely within the Dwelling Unit for payment of rent, including Short-Term Rentals, in accordance with section 5.2.6 of Zoning Bylaw No. 2937.

“HOST” means a person who is

- a. who is legally entitled to possession of a property where Short-Term Rental accommodation services are provided; and
- ~~b. who has responsibility for arranging for the Short-Term Rental offer; or~~
- ~~c. the following persons, if applicable:~~
  - ~~i. a person who, acting on behalf of, under the direction of or as agent of the property owner, has responsibility for arranging for the Short-Term Rental offer, which may include managing the Short-Term Rental accommodation services; or~~
  - ~~ii. a prescribed person.~~

“PLATFORM” means an online marketplace on which platform services are provided.

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“SHORT-TERM RENTAL” means accommodations provided to members of the public in a Host’s Primary Residence, in exchange for money, for a period of less than 90 consecutive days. Short-Term Rentals may only be operated in a Host’s Bed and Breakfast or Boarding Use and may require a home-based business licence and inspection.”.

2.2 Bylaw No. 3000 is further amended by adding the following as sub-section (f) in section 5.2.5 Bed and Breakfast:

“(f) only provide Short-Term Rentals when the Host is residing at the Dwelling Unit.”.

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2.3 Bylaw No. 3000 is further amended by adding the following as sub-section (d) in section 5.2.6 Boarding Use:

“(d) only provide Short-Term Rentals when the Host is residing at the Dwelling Unit.”.

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2.2.4 Bylaw No. 3000 is further amended by adding the following section 6.14:

#### “6.14 Short-Term Rentals

~~6.14.21~~ Hosts may only operate Short-Term Rentals in zones that permit the operation of Bed and Breakfasts or Boarding Uses.

~~6.14.24~~ Hosts may only operate Short-Term Rentals in accordance with the requirements for Boarding use and Bed and Breakfast use as set out in Zoning Bylaw No. 2937. Hosts may only operate Short-Term Rentals in Boarding units and Bed and Breakfasts.

~~6.14.2~~ Hosts may only operate Short-Term Rentals in zones that permit the operation of Bed and Breakfasts or Boarding Uses.

6.14.3 Short-Term Rentals must not be separated from the principal dwelling unit and are not allowed in secondary suites or accessory dwelling units.

6.14.4 Hosts must limit Short-Term Rentals for a period of less than 90 consecutive days.

6.14.5 A maximum of three guests or one family is permitted to stay at any one time.

6.14.6 The Host, or other person who is designated by the Host and is residing as a permanent resident of the Dwelling Unit, must be residing in the Dwelling Unit during any period in which the Short-Term Rental use is taking place. At least one permanent resident of the home must live in and operate the Short-Term Rentals.

- a. Proof of principal residence of the property is required.
- b. A Host who is not an owner of the Short-Term Rental property must be a permanent resident of the property and must

provide a letter from the property owner approving of the use of the property as a Short-Term Rental~~For non-owner primary residents: Provide a letter of approval from the property owner.~~

6.14.7 Hosts must obtain a licence and may be subject to an inspection.

6.14.8 Hosts must register the Short-Term Rental on the provincial registry.

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~~6.14.9 Hosts must display a valid licence number on any listing or Platform providing listing services. If there is no field for the licence number, Hosts must put the licence number in the description of the listing. Hosts must display a valid licence number on their listing. If there is no field for the licence number, Hosts can report this to the Province and temporarily put the licence number in the description of the listing.~~

~~2.5 Bylaw No. 3000 is further amended by adding the following section 7.3:~~

~~“Hosts found in non-compliance to Bylaw No. 2937 will be requested to remove the Short-Term Rental listing from listings and Platforms within a period of 90 days after the notice is delivered. If the Host continues to be in non-compliance, a ticket may be issued in accordance with Schedule 2 of City of Port Moody Municipal Ticket Information Authorization Bylaw, as amended from time to time.”.~~

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### ~~3. Effective Date~~

~~3.1 This Bylaw shall come into force and take effect on January 1, 2025.~~

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**4.3. Severability**

**4.4.3.1** If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

**Read a first time** this 8<sup>th</sup> day of October, 2024.

**Read a second time** this 8<sup>th</sup> day of October, 2024.

**Read a third time** this 8<sup>th</sup> day of October, 2024.

**Third reading rescinded** this \_\_\_ day of \_\_\_\_\_, 2025.

**Read a third time as amended** this \_\_\_ day of \_\_\_\_\_, 2025.

**Adopted** this \_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
M. Lahti  
Mayor

\_\_\_\_\_  
S. Lam  
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3483 of the City of Port Moody.

\_\_\_\_\_  
S. Lam  
City Clerk

