



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 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 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.

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

“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.”.

- 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.”.

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

“6.14 Short-Term Rentals

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

6.14.2 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.

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.

- 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.

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.

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.”.

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.”.

3. Severability

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 8th day of October, 2024.

Read a second time this 8th day of October, 2024.

Read a third time this 8th 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