

Bill No. 140
2026

By-law No. L.-131()-___

A by-law to amend By-law L.-131-16 being "A by-law to license and regulate various businesses in the City of London." with respect to Schedule 21 - Short-term Accommodations.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 10 of the *Municipal Act, 2001* authorizes a municipality to pass by-laws respecting matters within the spheres of jurisdiction including health, safety and well-being of persons, the economic, social, and environmental well-being of the municipality, and services and things that the municipality considers necessary or desirable for the public;

AND WHEREAS section 151 of the *Municipal Act, 2001* authorizes a municipality to license, regulate and govern any business wholly or partly carried on within the municipality;

AND WHEREAS it is deemed expedient to amend By-law No. L.-131-16 to improve regulation of Short-Term Accommodation;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule 21 of By-law L.-131-16 is amended in section 1.0 Definitions by **deleting** the definition of "Dwelling" and replacing it with the following new definition of "Dwelling Unit":

"Dwelling Unit" means a single room or a series of rooms of complementary use which is located in a building, in which food preparation, eating, living, sleeping and sanitary facilities are provided for the exclusive use of the occupants thereof, which has a private entrance directly from outside the building or from a common hallway inside the building, in which all occupants have access to all of the habitable areas and facilities of the unit, and which is occupied and used or capable of being occupied and used as a single and independent housekeeping establishment.

2. Schedule 21 of By-law L.-131-16 is amended in section 1.0 Definitions by **deleting** the definition of "Resident Address" and replacing it with the following new definition of "Resident Address":

"Resident Address" means the Dwelling Unit at which an individual ordinarily resides (e.g. where the individual habitually sleeps, eats, keeps their personal effects, receives documentation related to government identification and personal income tax returns and has a regular place of lodging); and for greater certainty an individual may have only one Resident Address.

3. Schedule 21 of By-law L.-131-16 is amended in section 1.0 Definitions by **deleting** the definition of "Short-term Accommodation" and replacing it with the following new definition of "Short-term Accommodation":

"Short-term Accommodation" means a temporary accommodation in all or part of a Dwelling Unit that is provided for 28 consecutive days or less in exchange for payment including a bed and breakfast.

4. Schedule 21 of By-law L.-131-16 is amended in section 1.0 Definitions by **deleting** the definition of "Short-term Accommodation Broker" and replacing it with the following new definition of "Short-term Accommodation Broker":

"Short-term Accommodation Broker" means any individual, partnership, or corporation that, for compensation, markets and brokers the booking,

reservation, or rental, of a Short-term Accommodation by means of a website or digital application, and to which either or both of the following apply:

- a) receives payment, compensation, or any financial benefit due to, as a result of, or in connection with, a person making or completing a Short-Term Accommodation reservation;
- b) collects, accesses, or holds information on the number of nights that reservations of those Short-Term Accommodations are made or completed.

For greater certainty only, "Short-term Accommodation Broker" includes such companies operating under the names AirBNB and VRBO.

5. Schedule 21 of By-law L.-131-16 is amended in section 4.0 Exclusions by **deleting** section 4.1 in its entirety and replacing it with the following new section 4.1:

4.1 For greater certainty, the following are not considered as Short-Term Accommodation for the purposes of this Schedule:

- (a) accommodation provided by:
 - (i) a hotel or motel if it is a permitted use under the City's Zoning By-law,
 - (ii) a Lodging House if licensed under this By-law, unless the Lodging House contains one or more Dwelling Units;
 - (iii) a university or college of applied arts and technology and post-secondary institution;
 - (iv) a hospital under the Public Hospitals Act and every private hospital operated under the authority of a licence issued under the Private Hospitals Act;
 - (v) a long-term care home licensed under the *Fixing Long-Term Care Act, 2021*;
 - (vi) a treatment centre that receives provincial aid under the Ministry of Community and Social Services Act;
 - (vii) a charitable, non-profit philanthropic corporation organized as shelters for the relief of the poor or for emergency;
 - (viii) a hotel or motel room used by the city or its agents for shelter accommodation purposes;
 - (ix) a campground, tourist camp, or trailer park;
 - (x) employers to their employees in premises operated by the employer.

6. Schedule 21 of By-law L.-131-16 is hereby amended in section 5.0 Application for Short-term Accommodation Provider Licence by **deleting** section 5.1 in its entirety and replacing it with the following new section 5.1:

5.1 In addition to all of the requirements set out in this By-law, every application for a Short-term Accommodation Provider Licence shall include the following:

- (a) the Applicant's sworn declaration, satisfactory to the Licence Manager:
 - (i) attesting that the Applicant is an individual (and not a corporation);
 - (ii) attesting that the Applicant is at least eighteen (18) years of age;
 - (iii) stating the municipal address where the Short-term Accommodation will be operated;
 - (iv) attesting that the municipal address where the Short-term Accommodation will be operated is also the Resident Address of the Applicant;

- (v) stating the number of units, and the number of bedrooms, that will be offered as Short-term Accommodations that will be operated by the Applicant;
 - (vi) including a copy of government-issued identification showing the Applicant's current Resident Address;
 - (vii) attesting that the Short-term Accommodation complies with all applicable laws, regulations, and by-laws, including the Zoning By-law, the Property Standards By-law, the *Fire Protection and Prevention Act*, and *The Building Code Act*;
 - (viii) attesting that the Applicant does not hold any other Short-Term Accommodation Provider Licence;
 - (ix) attesting that the Applicant does not have any ownership interest in another Dwelling Unit that is operated as a Short-term Accommodation; and
 - (x) attesting that there are no Short-term Accommodation Provider Licences issued for the Dwelling Unit;
- (b) where the Applicant is the sole owner of the Dwelling Unit in which the Short-term Accommodation is located, provide proof satisfactory to the Licence Manager that the Applicant is the sole owner of the Dwelling Unit;
- (c) where the Applicant owns the Dwelling Unit jointly or in co-tenancy with others, provide proof satisfactory to the Licence Manager that all of the owners of the Dwelling Unit permit the operation of the Short-term Accommodation;
- (d) where the Applicant is a tenant in the Dwelling Unit in which the Short-term Accommodation is located, provide proof satisfactory to the Licence Manager that all of the owners of the Dwelling Unit permit the operation of the Short-term Accommodation;
- (e) where the Applicant owns or is a tenant in a Dwelling Unit that is a condominium unit, provide proof satisfactory to the Licence Manager that the condominium board permits the operation of a Short-term Accommodation in the condominium unit;
- (f) a description of the property that will be used for Short-Term Accommodation including:
- (i) an accurate floor plan of the building showing the location of the Dwelling Unit and the square footage of the Short-term Accommodation, including the number of bedrooms or sleeping areas in the Short-term Accommodation;
 - (ii) a description of the type of building in which the Short-term Accommodation is located;
 - (iii) the number of off-street parking spaces available for the Short-term Accommodation.
- (g) the email address of the Applicant;
- (h) the name, phone number, address and email address of a local emergency contact (which may be the Applicant) who will respond within one hour of contact during the guest's entire rental period and who will respond in person on-site within one hour of contact by an Enforcement Officer during a guest's rental period;
- (i) original documents from the issuing agency outlining the results of a Criminal Record and Judicial Matters Check, dated less than ninety (90) days prior to the date of application, and satisfactory to the Licence Manager;
- (j) payment of all licence fees and inspection fees in accordance with this By-law and the City's Fees and Charges By-law as amended from time to time, and any other applicable fees, taxes, and outstanding Administrative Monetary Penalties, fines, or invoices;

(k) an insurance certificate demonstrating general liability insurance for the operations of the proposed Short-term Accommodation against claims filed against the applicant with respect to bodily injury, including personal injury and death, and property damage with a per occurrence limit of at least \$2,000,000;

(l) the Applicant will provide an indemnity in favour of the City from and against claims, demands, losses, costs, damages, actions, suits, or proceedings that arise out of, or are attributable to, the Short-term Accommodation, which shall be in a form satisfactory to the Licence Manager, and conditional on a Licence being issued;

(m) if an agent is making the application on behalf of an Applicant, they must provide written proof satisfactory to the Licence Manager that the agent has been delegated the authority to act as the Applicant's agent; and

(n) any other information, affidavits or documents reasonably required by the Licence Manager.

7. Schedule 21 of By-law L.-131-16 is amended by **deleting** the title of section 6.0 Application for Short-term Accommodation Platform Licences and **replacing** it with the following new title:

6.0 APPLICATION FOR SHORT-TERM ACCOMODATION BROKER LICENCES

8. Schedule 21 of By-law L.-131-16 is amended in section 7.0 Conditions to Hold a Licence by **deleting** section 7.1 1 in its entirety and replacing it with the following new section 7.1:

7.1 In addition to all the requirements set out in this By-law, every holder of a Short-term Accommodation Provider Licence is subject to the following conditions of obtaining and continuing to hold a licence:

(a) shall ensure that the municipal address of the Short-term Accommodation is also the Resident Address of the Short-term Accommodation Provider;

(b) shall ensure that Short-term Accommodation is provided at the same municipal address for which the Short-term Accommodation Provider Licence was issued;

(c) shall not operate more than one Short-term Accommodation;

(d) shall not have any ownership interest in more than one Dwelling Unit that is operated as a Short-term Accommodation;

(e) shall not hold more than one Short-term Accommodation Provider Licence;

(f) shall ensure that it does not operate a Short-term Accommodation if another person holds a Short-term Accommodation Provider Licence for the Dwelling Unit;

(g) shall not offer or provide more than five bedrooms in a Dwelling Unit as Short-term Accommodation;

(h) shall not offer or provide Short-term Accommodation at a Dwelling Unit for more than two individuals per bedroom (not including children under 2 years);

(i) shall post and include the valid Short-term Accommodation Provider Licence number in a conspicuous place, and in a conspicuous place in any medium or material used to market, advertise, or broker the Short-term Accommodation;

(j) shall provide to every guest staying in the Short-term Accommodation a local emergency contact of a person available during the guest's entire rental period;

(k) shall ensure that the local emergency contact responds within one hour of contact by a guest during the guest's entire rental period, and shall ensure that the local emergency contact responds in person on-site within

one hour of contact by an Enforcement Officer during a guest's rental period;

(l) shall post any and all "Fire Safety" material, provided by the London Fire Department, within the Short-term Accommodation at the locations and in the manner specified;

(m) where a Short-term Accommodation Broker is not used, shall promptly issue an invoice, contract, receipt, or similar document to all guests that includes the Short-term Accommodation Provider's valid licence number, the nightly and total price charged for each individual rental including any Municipal Accommodation Tax, and any other information prescribed by the Licence Manager;

(n) shall maintain insurance as required under section 5.1 of this Schedule, and file with the Licence Manager at least five (5) days prior to the expiry date of any current insurance policy an insurance renewal policy or certificate of insurance;

(o) shall provide an indemnity in favour of the City from and against claims, demands, losses, costs, damages, actions, suits, or proceedings that arise out of, or are attributable to, the Short-term Accommodation, which shall be in a form satisfactory to the Licence Manager; and

(p) shall promptly pay all licence fees and inspection fees in accordance with this By-law and the City's Fees and Charges By-law as amended from time to time, and shall promptly pay on or before applicable due dates any penalties and fines associated with this By-law, including any Administrative Monetary Penalties, fines, or invoices.

9. Schedule 21 of By-law L.-131-16 is amended in section 8.0 Prohibitions by **deleting** sections 8.3 through 8.10 and **replacing** them with the following new section 8.3 through 8.10:

8.3 No Person shall operate, advertise, broker, carry on the business of, or permit the operation, advertising, brokering, or carrying on the business of a Short-term Accommodation in a Dwelling Unit unless it is the Person's Resident Address.

8.4 No Person licensed as a Short-term Accommodation Provider shall operate, advertise, broker, carry on the business of, or permit the operation, advertising, brokering, licensing, or carrying on the business of more than one Short-term Accommodation.

8.5 No Person licensed as a Short-term Accommodation Provider shall have an ownership interest in more than one Dwelling Unit that is used as a Short-term Accommodation.

8.6 No Person licensed as a Short-term Accommodation Provider shall hold more than one Short-term Accommodation Provider licence.

8.7 No Person licensed as a Short-term Accommodation Provider shall operate a Short-term Accommodation if another person holds a Short-term Accommodation Provider Licence for the Dwelling Unit;

8.8 No Person shall advertise, provide, broker, or market a Short-term Accommodation without prominently displaying the Short-term Accommodation Provider Licence number issued with respect to the Short-term Accommodation.

8.9 No Person shall advertise or offer Short-term Accommodation at a municipal address that is not the Resident Address of the Short-term Accommodation Provider.

8.10 No Person who advertises a Short-term Accommodation that is not in compliance with this By-law shall fail to forthwith cease to so advertise and remove such advertising.

10. Schedule 21 of By-law L.-131-16 is amended in section 8.0 Prohibitions by **adding** the following new sections 8.11 through 8.13:

8.11 No Person who operates a Short-term Accommodation shall use the services of a Short-term Accommodation Broker that is not licensed in accordance with this By-law.

8.12 No Short-term Accommodation Provider and no Short-term Accommodation Broker shall:

- (a) book or reserve more than two (2) unrelated or unassociated individuals as separate guests at the same Short-term Accommodation at the same time;
- (b) offer or provide more than 5 bedrooms as Short-term Accommodations at the same Dwelling Unit at the same time;
- (c) offer or provide Short-term Accommodation at the Dwelling Unit for more than two individuals per bedroom (not including children under 2 years);
- (d) contravene or fail to comply with a term or condition of their Licence imposed under this By-law; or
- (e) operate or advertise a Short-term Accommodation while the Short-term Accommodation Provider Licence issued under this By-law has been revoked or suspended.

8.13 No Short-term Accommodation Broker shall advertise a Short-term Accommodation without prominently displaying the Short-term Accommodation Provider Licence number issued with respect to the Short-term Accommodation.

11. This by-law comes into force and effect on the day it is passed, except that amendments to subsections 5.1(a)(viii) and (ix), subsections 7.1(c), (d) and (e), and sections 8.4.8.5 and 8.6, of Schedule 21 of By-law L.-131-16 will come into force on October 1, 2026 and subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on March 31, 2026, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk