

8TH REPORT OF THE
LONDON HOUSING ADVISORY COMMITTEE

Meeting held on September 13, 2017, commencing at 12:20 PM, in Committee Room #4, Second Floor, London City Hall.

PRESENT: J. Coley Phillips (Chair), N. Calford, A. Galloway, M. Inthavong, D. Nemeth, B. Odegaard, J. Peaire, D. Peckham and J. Martin (Secretary).

ABSENT: K. Kaill, J. Malkin, N. Reeves and J. Stickling.

ALSO PRESENT: J. Brown, S. Giustizia, G. Matthews, O. Katolyk, L. Tulk, B. Turcotte and K. Wood.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

II. SCHEDULED ITEMS

2. STAFF PRESENTATION - S. Giustizia, HDC London - Homeless Prevention and Housing Orientation

That it BE NOTED that a verbal presentation from S. Giustizia, HDC London, with respect to homeless prevention and housing orientation, was received.

3. STAFF PRESENTATION - O. Katolyk, Chief Municipal Law Enforcement Officer - Short Term Rentals

That it BE NOTED that the attached presentation from O. Katolyk, Chief Municipal Law Enforcement Officer, with respect to short term rentals, was received.

III. CONSENT ITEMS

4. 7th Report of the London Housing Advisory Committee

That it BE NOTED that the 7th Report of the London Housing Advisory Committee, from its meeting held on July 12, 2017, was received.

5. LSTAR Notices

That it BE NOTED that the LSTAR® New Releases dated September 1, 2017 and August 1, 2017, were received.

6. CMHC Notices

That it BE NOTED that no CMHC Notices, were received.

7. Resilient Cities Conference - November 17 and 18, 2017

That it BE NOTED that a communication dated August 23, 2017 with respect to the Resilient Cities Conference being held November 17 and 18, 2017, was received.

IV. SUB-COMMITTEES & WORKING GROUPS

That it BE NOTED that no update was received.

V. ITEMS FOR DISCUSSION

None.

VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VII. ADJOURNMENT

The meeting adjourned at 1:47 PM.

NEXT MEETING DATE: October 11, 2017



Short-Term Accommodations

London Ontario 2017

What are Short-Term Accommodations?

- Short term rentals that fall outside of renting for longer time periods or subletting.
- Occur in a variety of dwelling types including: detached houses, townhouses, and apartment buildings.
- Operated by both property owners and tenants (at times without the property owner's knowledge).



Types of Short-Term Accommodations

- Owner occupied residence - owner/occupant **present** during rental. E.g. spare bedroom rental.
- Tenant occupied residence - tenant **present** during rental. E.g. spare bedroom rental.
- Owner occupied residence - owner/occupant **not present** during rental. E.g. owner rents entire home for a few weeks while away on vacation.
- Tenant occupied residence - tenant **not present** during rental. E.g. tenant rents entire home for a few weeks while away on vacation.
- Investment property - A person **purchases** a dwelling unit and rents it out for short periods.
- Secondary residence - A person rents home on **weekends** for accommodation or for larger gatherings to generate income.



Common Regulations:

- Short-Term Accommodations can only occur in primary residence of operator.
- Different License Fees for Primary Residence operator vs Commercial Operator with multiple listings.
- Restrictions on # of days per year the location can be used as a STA. eg – 90 days.
- Restrictions on the maximum stay of a STA – 30 days.
- Levying of municipal or provincial taxes
 - Lodging or hotel taxes.

