

**From:** [HOUS Short-Term Rental Branch HOUS:EX](#)  
**To:** [Julie Freund](#)  
**Subject:** RE: Letter from Columbia Shuswap Regional District: Short Term Rentals Challenges and Concerns  
**Date:** May 1, 2025 2:32:45 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)

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Reference: 185658

Natalya Melnychuk  
Board Chair  
Columbia Shuswap Regional District  
C/O Julie Freund  
Legislative Clerk/Executive Assistant  
Email: [JFreund@csrd.bc.ca](mailto:JFreund@csrd.bc.ca)

Dear Natalya Melnychuk:

Thank you for your correspondence of March 18, 2025, addressed to the Honourable Ravi Kahlon, Minister of Housing and Municipal Affairs, regarding the *Short-Term Rental Accommodations Act* (STRAA) and the new provincial short-term rental registry. As Registrar, Short-Term Rental Branch, I am able to respond.

I appreciate the concerns that you have outlined in your letter regarding the complex situation STR owners and Columbia Shuswap Regional District (CSRD) face.

As outlined in the [terms and conditions](#) of registration in the Short-Term Rental Accommodations Act (STRAA), hosts are responsible for complying with all short-term rental bylaws and related bylaws.

Regarding local governments that use a Temporary Use Permits (TUP). During the registration process hosts **are not** required to provide a copy of their TUP. Therefore, all STR hosts that are located in the CSRD can register with the province without a TUP.

Recognizing, that TUPs are a part of some local government's bylaws, beginning May 1<sup>st</sup>, local governments can notify the Registrar at [Registry.STR@gov.bc.ca](mailto:Registry.STR@gov.bc.ca) of hosts that are operating illegally without a TUP and are in contravention of local bylaws. In communities that regulate short-term rentals through Temporary Use Permits – it will be up to the local government to notify the province if a short-term rental host that has a provincial registration lacks a valid TUP.

For hosts, registration must be completed by one of the following people who could be responsible for operating the short-term rental:

- **A property host:** A person who is legally entitled to possession of a property where

short-term rental accommodation services are provided, and who has responsibility for arranging the short-term rental offer

- A co-host who is responsible for managing the short-term rental on behalf of the property host must be added as a required secondary contact during registration
- A co-host who only assists the property manager can be added as an optional secondary contact
- **A property manager:** Defined as "supplier host" in legislation, refers to a person who, acting on behalf of the property host or under their direction, is responsible for handling short-term rental arrangements, including managing the rental services

Each short-term rental unit must be registered separately through separate applications, except for when a host is registering more than one bedroom within the same home.

There are some exceptions for host registration. Short-term rental hosts do not have to register if they provide:

- Accommodations over 90 days long per booking
- Accommodations on Reserve lands
- Accommodations on the Nisga'a Lands or the treaty lands of a treaty First nation
- The following accommodations that are not suitable for long-term housing:
  - Hotels, motels, hostels
  - A vehicle, such as an RV
  - A tent or other temporary shelter
  - [Time share properties](#)
  - [Home exchanges](#)
  - Accommodation that is provided by an operator of [outdoor recreational activities](#)
  - [Student or employee housing](#) that is owned or operated by schools or non-profits
  - [Strata corporation guest suites](#)

There are no plans to extend the May 1<sup>st</sup> deadline. Hosts in the CSRD are encouraged to register as a TUP is not required to complete the host registration process with the province.

Bed and Breakfasts are not exempt from registering with the province, they must register. Some inns, lodges and resorts may fall under the category of a hotel or motel. Both businesses and individuals are responsible for complying with the STRAA, and businesses may want to obtain independent legal advice about how their operations are impacted by the new legislation.

The Province does not hold any expectations of CSRD regarding the enforcement of the STRAA. The Provincial Short-Term Rental Branch's Compliance and Enforcement Unit is responsible for enforcing the STRAA. The CSRD is responsible for enforcing your own bylaws based on your enforcement capacity.

Thank you again for writing.

Yours truly,

Trevor Lammie  
Registrar  
Housing and Land Use Policy Division  
Ministry of Housing and Municipal Affairs

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**From:** Julie Freund <JFreund@csrd.bc.ca>

**Sent:** Tuesday, March 18, 2025 2:33 PM

**To:** Minister, HMA HMA:EX <HMA.minister@gov.bc.ca>; Minister, MSP MPS:EX  
<MSP.Minister@gov.bc.ca>

**Cc:** XT:AlberniClayoquot, RegionalDistrict ENV:IN <mailbox@acrd.bc.ca>; info@rdbn.bc.ca;  
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**Subject:** Letter from Columbia Shuswap Regional District: Short Term Rentals Challenges and  
Concerns

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Good afternoon Ministers,

On behalf of the Columbia Shuswap Regional District Board of Directors, please find attached  
a letter regarding the challenges and concerns associated with Short Term Rentals in our  
region.

Kind Regards,

**Julie Freund**  
Legislative Clerk/Executive Assistant  
Corporate Services  
**Columbia Shuswap Regional District**  
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