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Legislative Assembly of British Columbia

BILL 25

**HOUSING AND MUNICIPAL AFFAIRS
STATUTES AMENDMENT ACT, 2025**

Honourable Christine Boyle
Minister of Housing and Municipal Affairs

Explanatory Notes

CLAUSE 1: *[Local Government Act, section 481.3]*

- repeals and replaces provisions for the purposes of relocating and expanding the definition of “restricted zone”;
- changes a date for the purpose of complying with the expanded definition of “restricted zone”;
- makes a housekeeping amendment;
- makes amendments consequential to amendments made by this Bill to the Act;
- provides an interpretive rule.

BILL 25 – 2025

**HOUSING AND MUNICIPAL AFFAIRS
STATUTES AMENDMENT ACT, 2025**

HIS MAJESTY, by and with the advice and consent of the Legislative Assembly of the Province of British Columbia, enacts as follows:

**PART 1 – *LOCAL GOVERNMENT ACT* AND
VANCOUVER CHARTER AMENDMENTS**

Local Government Act

1 Section 481.3 of the Local Government Act, R.S.B.C. 2015, c. 1, is amended

(a) by repealing subsections (1) and (2) and substituting the following:

- (1) In this section, “**manufactured home zone**” means a zone in respect of which the only permitted residential use is for manufactured homes as defined in section 673.
- (2) Subject to an exemption set out in section 481.4 or the regulations, a zoning bylaw adopted by a local government must, by June 30, 2026, permit the use of land, buildings and other structures, and the density of use, required to be permitted under subsections (3), (4) and (5) of this section. ,

(b) by adding the following subsection:

- (3.1) For the purposes of subsection (3), “**restricted zone**” means a zone, other than a manufactured home zone, within which the permitted residential use on any parcel of land would, but for this section, be restricted to detached single-family dwellings. ,

(c) in subsection (5) by striking out “on a parcel of land referred to in paragraph (a), (b) or (c) of that subsection” and substituting “on a parcel of land, within a restricted zone, referred to in paragraph (a), (b) or (c) of subsection (4)”

CLAUSE 1: *[Local Government Act, section 481.3 – continued]*

CLAUSE 2: *[Local Government Act, section 481.6]*

- makes amendments consequential to amendments made by this Bill to the Act;
- expands the authority of the Lieutenant Governor in Council to make regulations for the purposes of section 481.3 (6) of the Act and to grant exemptions from such regulations.

(d) by adding the following subsections:

- (5.1) For the purposes of subsections (4) and (5), “**restricted zone**” means a zone, other than a manufactured home zone, within which the permitted residential use on any parcel of land would, but for this section, be restricted to any of the following:
- (a) detached single-family dwellings;
 - (b) detached single-family dwellings with one additional housing unit located within the detached single-family dwelling or on the same parcel or parcels of land on which the detached single-family dwelling is located;
 - (c) detached single-family dwellings with one additional housing unit located within the detached single-family dwelling and one additional housing unit located on the same parcel or parcels of land on which the detached single-family dwelling is located;
 - (d) duplexes;
 - (e) duplexes with one additional housing unit located within each dwelling comprising the duplex or one or 2 additional housing units on the same parcel or parcels of land on which the duplex is located.
- (5.2) For certainty, the use and density of use required to be permitted under subsections (3), (4) and (5) apply only in relation to a parcel of land on which residential use is permitted. , **and**

(e) by repealing subsection (6) and substituting the following:

- (6) If the Lieutenant Governor in Council makes regulations respecting the siting, size, dimensions, location, type, form or density of housing units required to be permitted under this section, a local government must, by the prescribed date, exercise the powers under section 479 in accordance with those regulations.

2 *Section 481.6 is amended*

(a) by repealing paragraph (a),

(b) by repealing paragraph (b) and substituting the following:

- (b) respecting exemptions from all or part of section 481.3 or the regulations, if any, made for the purposes of section 481.3 (6); ,

(c) by adding the following paragraph:

- (d.1) for the purposes of section 481.3 (5.1), respecting what constitutes a duplex; , **and**

CLAUSE 2: *[Local Government Act, section 481.6 – continued]*

CLAUSE 3: *[Local Government Act, section 525]* repeals provisions consequential to amendments made by this Bill to the Act.

CLAUSE 4: *[Local Government Act, section 525.2]*

- replaces provisions of the Act repealed by this Bill;
- authorizes the Lieutenant Governor in Council to make regulations respecting off-street parking and loading spaces in relation to specified residential use;
- restricts a municipality from requiring off-street parking and loading spaces for specified residential use except in accordance with the regulations, if any.

CLAUSE 5: *[Local Government Act, section 582.1]*

- changes a consultation requirement;
- makes an amendment consequential to amendments made by this Bill to the Act.

(d) by repealing paragraph (e) and substituting the following:

- (e) for the purposes of section 481.3 (6), respecting the siting, size, dimensions, location, type, form or density of housing units, including, without limitation, establishing restrictions and prohibitions; .

3 Section 525 (1.1) and (1.2) is repealed.

4 The following section is added:

Off-street parking related to small-scale multi-family housing

- 525.2** (1) Despite section 525 (1), the council of a municipality must not, on or after June 30, 2024, require an owner or occupier of any land, or of any building or other structure on the land, to provide off-street parking or loading spaces for the residential use of a housing unit required to be permitted under section 481.3 (5) [*zoning bylaws and small-scale multi-family housing*].
- (2) The Lieutenant Governor in Council may, in respect of off-street parking and loading spaces for the residential use of a housing unit required to be permitted under section 481.3 (3) or (4), make regulations as follows:
- (a) setting an upper limit on the number of off-street parking spaces or loading spaces that the council of a municipality may require;
 - (b) establishing exemptions from the application of an upper limit set under paragraph (a);
 - (c) establishing circumstances in which exemptions under paragraph (b) apply and establishing terms and conditions for those exemptions;
 - (d) prescribing a date for the purposes of compliance.
- (3) Despite section 525 (1), if the Lieutenant Governor in Council makes regulations under subsection (2) of this section, the council of a municipality must not require an owner or occupier of any land, or of any building or other structure on the land, to provide off-street parking or loading spaces for the residential use of a housing unit required to be permitted under section 481.3 (3) or (4) except in accordance with those regulations.
- (4) In developing or adopting a bylaw under section 525, a local government must consider applicable guidelines, if any, under section 582.1 [*provincial policy guidelines related to small-scale multi-family housing*].

5 Section 582.1 is amended

- (a) by striking out** “the minister responsible for the administration of the *Community Charter*” **and substituting** “one or more other ministers”, **and**
- (b) in paragraph (b) by striking out** “section 481.3 (5)” **and substituting** “section 481.3”.

CLAUSE 6: ~~*[Local Government Act, section 784]*~~ repeals a spent provision.

CLAUSE 7: ~~*[Local Government Act, section 785]*~~ is consequential to amendments made by this Bill to the Act.

CLAUSE 8: ~~*[Local Government Act, section 786]*~~ is consequential to amendments made by this Bill to the Act.

CLAUSE 9: ~~*[Local Government Act, section 786.1]*~~ establishes a framework within which a local government may request and obtain an extension of time to comply with regulations, if any, made for the purposes of section 481.3 (6) of the Act.

6 *Section 784 is repealed.*

7 *Section 785 is amended*

(a) in subsection (1) by striking out “complies with section 481.3” and substituting “complies with section 481.3 (3), (4) and (5)”;

(b) in subsection (2) by striking out “comply with section 481.3” wherever it appears and substituting “comply with section 481.3 (3), (4) and (5)”, and

(c) in subsection (3) by striking out “complies with section 481.3” and substituting “complies with section 481.3 (3), (4) and (5)”.

8 *Section 786 is amended*

(a) in subsection (1) by striking out “complying with section 481.3” and substituting “complying with section 481.3 (3), (4) and (5)”;

(b) in subsection (2) (a) by striking out “June 1, 2024” and substituting “June 1, 2026”;

(c) in subsection (2) (b) by striking out “June 30, 2024” and substituting “June 30, 2026”;

(d) in subsection (3) by striking out “June 30, 2024” and substituting “June 30, 2026” and by striking out “comply with section 481.3” and substituting “comply with section 481.3 (3), (4) and (5)”;

(e) in subsection (3) (b) by striking out “June 30, 2024” and substituting “June 30, 2026”, and

(f) in subsection (4) (b) by striking out “compliance with section 481.3” and substituting “compliance with section 481.3 (3), (4) and (5)”.

9 *The following section is added:*

**Transition – extension process for complying
with section 481.3 (6)**

- 786.1** (1) If the Lieutenant Governor in Council makes regulations for the purposes of section 481.3 (6) [*zoning bylaws and small-scale multi-family housing*] and, in relation to an area, a local government requires an extension of time to comply with those regulations, the local government may apply for an extension of time in accordance with this section.
- (2) An application under subsection (1) must contain the information required by the minister and must be submitted to the minister as follows:
- (a) unless paragraph (b) applies, on or before the date that is 30 days before the prescribed compliance date;

CLAUSE 9: *[Local Government Act, section 786.1 – continued]*

CLAUSE 10: *[Local Government Act, section 787]*

- makes amendments consequential to amendments made by this Bill to the Act;
- expands the minister's authority to make an order enacting or amending a bylaw if specified bylaws of a local government fail to comply with regulations made for the purposes of section 481.3 (6) of the Act, if any, or with section 525.2 of the Act, as added by this Bill.

- (b) in the case of extraordinary circumstances, on or before the prescribed compliance date.
- (3) The minister may grant one or more extensions of time to the local government in relation to an area if the minister is satisfied that the local government is unable, due to extraordinary circumstances, to comply with the regulations by the prescribed compliance date.
- (4) Sections 785 and 786 (4) apply in relation to an extension of time under this section.

10 Section 787 is amended

(a) by repealing subsection (1) and substituting the following:

- (1) This section applies in relation to a local government if the minister is satisfied that the local government has failed, within the time required under this Act, to adopt
 - (a) a zoning bylaw that complies with section 481.3 (3), (4) and (5) *[zoning bylaws and small-scale multi-family housing]* or with regulations, if any, made for the purposes of section 481.3 (6), or
 - (b) a bylaw under section 525 *[off-street parking and loading space requirements]* that complies with section 525.2 *[off-street parking related to small-scale multi-family housing]*. ,

(b) in subsection (2) by striking out “zoning bylaw” wherever it appears and substituting “bylaw”,

(c) by repealing subsection (3) and substituting the following:

- (3) If the local government does not alter the bylaw in accordance with the notice given under subsection (2), the minister may, with the prior approval of the Lieutenant Governor in Council, make an order that enacts or amends a bylaw referred to in section 479 *[zoning bylaws]* or 525 to do the following, as applicable:
 - (a) permit, in relation to an area, the use and minimum density of use required to be permitted under section 481.3 (3), (4) and (5) or by regulations made for the purposes of section 481.3 (6);
 - (b) establish, in relation to an area, the siting, size, dimensions, location, type, form or density of housing units required to be permitted by regulations made for the purposes of section 481.3 (6);
 - (c) provide for off-street parking or loading spaces only in accordance with section 525.2. , **and**

(d) in subsection (7) by striking out “under section 479 (1) (c)” and substituting “under sections 479 (1) (c) and 525 (1) (a)”.

CLAUSE 11: *[Local Government Act, section 788]* provides a transitional rule to defer the application of section 478 (2) of the Act in relation to specified zoning bylaws.

CLAUSE 12: *[Local Government Act, section 789]* repeals a spent provision.

CLAUSE 13: *[Vancouver Charter, section 306]* repeals provisions consequential to amendments made by this Bill to the Act.

CLAUSE 14: *[Vancouver Charter, section 306.02]*

- replaces provisions of the Act repealed by this Bill;
- authorizes the Lieutenant Governor in Council to make regulations respecting off-street parking and loading spaces in relation to specified residential use;
- restricts the City of Vancouver from requiring off-street parking and loading spaces for specified residential use except in accordance with the regulations.

11 Section 788 is repealed and the following substituted:

Transition – effect of official community plan

- 788** Section 478 (2) [*effect of official community plan*] does not apply
- (a) before June 30, 2027, in relation to a zoning bylaw adopted by a local government for the purpose of complying with section 481.3 (3), (4) and (5) [*zoning bylaws and small-scale multi-family housing*], or
 - (b) before the date that is one year after the prescribed compliance date, in relation to a zoning bylaw adopted by a local government for the purpose of complying with section 481.3 (6).

12 Section 789 is repealed.

Vancouver Charter

13 Section 306 (1.1) and (1.2) of the Vancouver Charter, S.B.C. 1953, c. 55, is repealed.

14 The following section is added:

Off-street parking related to small-scale multi-family housing

- 306.02** (1) Despite section 306 (1) (r), the Council must not, on or after June 30, 2024, require an owner or occupier of any land or building to provide off-street parking or loading spaces for the residential use of a housing unit required to be permitted under section 565.03 (5) [*zoning by-laws and small-scale multi-family housing*].
- (2) The Lieutenant Governor in Council may, in respect of off-street parking and loading spaces for the residential use of a housing unit required to be permitted under section 565.03 (3) or (4), make regulations as follows:
- (a) setting an upper limit on the number of off-street parking spaces or loading spaces that the Council may require;
 - (b) establishing exemptions from the application of an upper limit set under paragraph (a);
 - (c) establishing circumstances in which exemptions under paragraph (b) apply and establishing terms and conditions for those exemptions;
 - (d) prescribing a date for the purposes of compliance.
- (3) Despite section 306 (1) (r), if the Lieutenant Governor in Council makes regulations under subsection (2) of this section, the Council must not require an owner or occupier of any land or building to provide off-street parking or loading spaces for the residential use of a housing unit required to be permitted under section 565.03 (3) or (4) except in accordance with those regulations.

CLAUSE 14: *[Vancouver Charter, section 306.02 – continued]*

CLAUSE 15: *[Vancouver Charter, section 565.03]*

- repeals and replaces provisions for the purposes of relocating and expanding the definition of “restricted zone”;
- changes a date for the purpose of complying with the expanded definition of “restricted zone”;
- makes a housekeeping amendment;
- makes amendments consequential to amendments made by this Bill to the Act;
- provides an interpretive rule.

- (4) In developing or adopting a by-law under section 306 (1) (r), the Council must consider applicable guidelines, if any, under section 565.07 *[provincial policy guidelines related to small-scale multi-family housing]*.

15 Section 565.03 is amended

(a) by repealing subsections (1) and (2) and substituting the following:

- (1) In this section, “**manufactured home zone**” means a district or zone in respect of which the only permitted residential use is for manufactured homes as defined in section 673 of the *Local Government Act*.
- (2) Subject to an exemption set out in section 565.04 or the regulations, a zoning by-law adopted by the Council must, by June 30, 2026, permit the use of land, the use of land covered by water and the use of buildings, and the density of use, required to be permitted under subsections (3), (4) and (5) of this section. ,

(b) by adding the following subsection:

- (3.1) For the purposes of subsection (3), “**restricted zone**” means a district or zone, other than a manufactured home zone, within which the permitted residential use on any parcel of land would, but for this section, be restricted to detached one-family dwellings. ,

(c) in subsection (5) by striking out “on a parcel of land referred to in paragraph (a) or (b) of subsection (4)” and substituting “on a parcel of land, within a restricted zone, referred to in paragraph (a) or (b) of subsection (4)”,

(d) by adding the following subsections:

- (5.1) For the purposes of subsections (4) and (5), “**restricted zone**” means a district or zone, other than a manufactured home zone, within which the permitted residential use on any parcel of land would, but for this section, be restricted to any of the following:
 - (a) detached one-family dwellings;
 - (b) detached one-family dwellings with one additional housing unit located within the detached one-family dwelling or on the same parcel or parcels of land on which the detached one-family dwelling is located;
 - (c) detached one-family dwellings with one additional housing unit located within the detached one-family dwelling and one additional housing unit located on the same parcel or parcels of land on which the detached one-family dwelling is located;
 - (d) duplexes;
 - (e) duplexes with one additional housing unit located within each dwelling comprising the duplex or one or 2 additional housing units on the same parcel or parcels of land on which the duplex is located.

CLAUSE 15: *[Vancouver Charter, section 565.03 – continued]*

CLAUSE 16: *[Vancouver Charter, section 565.06]*

- makes amendments consequential to amendments made by this Bill to the Act;
- expands the authority of the Lieutenant Governor in Council to make regulations for the purposes of section 565.03 (6) of the Act and to grant exemptions from such regulations.

CLAUSE 17: *[Vancouver Charter, section 565.07]*

- changes a consultation requirement;
- makes amendments consequential to amendments made by this Bill to the Act.

CLAUSE 18: *[Vancouver Charter, section 565A]* makes a housekeeping amendment.

CLAUSE 19: *[Vancouver Charter, section 624]* is consequential to amendments made by this Bill to the Act.

- (5.2) For certainty, the use and density of use required to be permitted under subsections (3), (4) and (5) apply only in relation to a parcel of land on which residential use is permitted. , *and*

(e) by repealing subsection (6) and substituting the following:

- (6) If the Lieutenant Governor in Council makes regulations respecting the siting, height, bulk, location, size, type, form or density of housing units required to be permitted under this section, the Council must, by the prescribed date, exercise the powers referred to in section 565 in accordance with those regulations.

16 Section 565.06 is amended

(a) by repealing paragraph (a),

(b) by repealing paragraph (b) and substituting the following:

- (b) respecting exemptions from all or part of section 565.03 or the regulations, if any, made for the purposes of section 565.03 (6); ,

(c) by adding the following paragraph:

- (d.1) for the purposes of section 565.03 (5.1), respecting what constitutes a duplex; , *and*

(d) by repealing paragraph (e) and substituting the following:

- (e) for the purposes of section 565.03 (6), respecting the siting, height, bulk, location, size, type, form or density of housing units, including, without limitation, establishing restrictions and prohibitions; .

17 Section 565.07 is amended

(a) by striking out “the minister responsible for the Community Charter” and substituting “one or more other ministers”, and

(b) in paragraph (b) by striking out “section 565.03 (5)” and substituting “section 565.03”.

18 Section 565A (1) (e) is amended by striking out “one family dwelling district” and substituting “one-family dwelling district”.

19 Section 624 is amended

(a) in subsection (1) by striking out “complies with section 565.03” and substituting “complies with section 565.03 (3), (4) and (5)”,

(b) in subsection (2) by striking out “comply with section 565.03” wherever it appears and substituting “comply with section 565.03 (3), (4) and (5)”, and

CLAUSE 19: *[Vancouver Charter, section 624 – continued]*

CLAUSE 20: *[Vancouver Charter, section 625]* is consequential to amendments made by this Bill to the Act.

CLAUSE 21: *[Vancouver Charter, section 625.1]* establishes a framework within which the City of Vancouver may request and obtain an extension of time to comply with regulations, if any, made for the purposes of section 565.03 (6) of the Act.

- (c) *in subsection (3) by striking out “complies with section 565.03” and substituting “complies with section 565.03 (3), (4) and (5)”.*

20 Section 625 is amended

- (a) *in subsection (1) by striking out “complying with section 565.03” and substituting “complying with section 565.03 (3), (4) and (5)”;*
- (b) *in subsection (2) (a) by striking out “June 1, 2024” and substituting “June 1, 2026”;*
- (c) *in subsection (2) (b) by striking out “June 30, 2024” and substituting “June 30, 2026”;*
- (d) *in subsection (3) by striking out “June 30, 2024” and substituting “June 30, 2026” and by striking out “comply with section 565.03” and substituting “comply with section 565.03 (3), (4) and (5)”;*
- (e) *in subsection (3) (b) by striking out “June 30, 2024” and substituting “June 30, 2026”, and*
- (f) *in subsection (4) (b) by striking out “compliance with section 565.03” and substituting “compliance with section 565.03 (3), (4) and (5)”.*

21 The following section is added:

Transition – extension process for complying with section 565.03 (6)

- 625.1** (1) If the Lieutenant Governor in Council makes regulations for the purposes of section 565.03 (6) *[zoning by-laws and small-scale multi-family housing]* and, in relation to an area, the Council requires an extension of time to comply with those regulations, the Council may apply for an extension of time in accordance with this section.
- (2) An application under subsection (1) must contain the information required by the minister and must be submitted to the minister as follows:
- (a) unless paragraph (b) applies, on or before the date that is 30 days before the prescribed compliance date;
- (b) in the case of extraordinary circumstances, on or before the prescribed compliance date.
- (3) The minister may grant one or more extensions of time to the Council in relation to an area if the minister is satisfied that the Council is unable, due to extraordinary circumstances, to comply with the regulations by the prescribed compliance date.
- (4) Sections 624 and 625 (4) apply in relation to an extension of time under this section.

CLAUSE 22: *[Vancouver Charter, section 626]*

- makes amendments consequential to amendments made by this Bill to the Act;
- expands the minister's authority to make an order enacting or amending a by-law if specified by-laws of the City of Vancouver fail to comply with regulations made for the purposes of section 565.03 (6) of the Act, if any, or with section 306.02 of the Act, as added by this Bill.

CLAUSE 23: *[Vancouver Charter, section 627]* repeals a spent provision.

CLAUSE 24: *[Local Government Act transition – interpretation]* adds an interpretive rule for the purposes of the transitional provisions related to the *Local Government Act*.

22 Section 626 is amended

(a) by repealing subsection (1) and substituting the following:

- (1) This section applies in relation to the Council if the minister is satisfied that the Council has failed, within the time required under this Act, to adopt
 - (a) a zoning by-law that complies with section 565.03 (3), (4) and (5) *[zoning by-laws and small-scale multi-family housing]* or with regulations made for the purposes of section 565.03 (6), or
 - (b) a by-law under section 306 (1) (r) *[off-street parking and loading space requirements]* that complies with section 306.02 *[off-street parking related to small-scale multi-family housing]*. ,

(b) in subsection (2) by striking out “zoning by-law” wherever it appears and substituting “by-law”,

(c) by repealing subsection (3) and substituting the following:

- (3) If the Council does not alter the by-law in accordance with the notice given under subsection (2), the minister may, with the prior approval of the Lieutenant Governor in Council, make an order that enacts or amends a by-law referred to in section 306 (1) (r) or 565 *[zoning by-law]* to do the following, as applicable:
 - (a) permit, in relation to an area, the use and minimum density of use required to be permitted under section 565.03 (3), (4) and (5) or by regulations made for the purposes of section 565.03 (6);
 - (b) establish, in relation to an area, the siting, height, bulk, location, size, type, form or density of housing units required to be permitted by regulations made for the purposes of section 565.03 (6);
 - (c) provide for off-street parking or loading spaces only in accordance with section 306.02. , **and**

(d) in subsection (7) by striking out “under section 565 (1) (b), (c) and (d) and (2)” and substituting “under sections 565 (1) (b), (c) and (d) and (2) and 306 (1) (r)”.

23 Section 627 is repealed.

Transitional Provisions

Local Government Act transition – interpretation

- 24** Words and expressions used in sections 25 to 28 of this Act have the same meaning as in the *Local Government Act*.

- CLAUSE 25: *[Local Government Act transition – heritage designation bylaws]* provides that section 588 (2.1) of the *Local Government Act* does not apply to specified heritage designation bylaws.
- CLAUSE 26: *[Local Government Act transition – heritage revitalization agreements]* provides that section 610 (2.1) of the *Local Government Act* does not apply to specified heritage revitalization agreements.
- CLAUSE 27: *[Local Government Act transition – former extension preserved]* provides for the continued application of extensions granted to local governments under section 786 of the *Local Government Act*, as that section read on December 7, 2023.
- CLAUSE 28: *[Local Government Act transition – effect of official community plan]* provides for the continued application of section 788 of the *Local Government Act*, as that section read on December 7, 2023, in relation to specified zoning bylaws.
- CLAUSE 29: *[Vancouver Charter transition – interpretation]* adds an interpretive rule for the purposes of the transitional provisions related to the *Vancouver Charter*.
- CLAUSE 30: *[Vancouver Charter transition – heritage designation by-laws]* provides that section 576 (2.1) of the *Vancouver Charter* does not apply to specified heritage designation by-laws.
- CLAUSE 31: *[Vancouver Charter transition – heritage revitalization agreements]* provides that section 592 (2.1) of the *Vancouver Charter* does not apply to specified heritage revitalization agreements.

Local Government Act transition – heritage designation bylaws

- 25 Section 588 (2.1) [*limits on heritage designation bylaws*] of the *Local Government Act* does not apply to a heritage designation bylaw that has been given first reading before the date this section comes into force.

**Local Government Act transition –
heritage revitalization agreements**

- 26 Section 610 (2.1) [*heritage revitalization agreements*] of the *Local Government Act* does not apply to a heritage revitalization agreement entered into before the date this section comes into force.

Local Government Act transition – former extension preserved

- 27 An extension granted to a local government under section 786 (3) [*transition – extension process for small-scale multi-family housing*] of the *Local Government Act*, as that section read on December 7, 2023, continues to apply in relation to the local government's compliance with section 481.3 of the *Local Government Act*, as that section read on December 7, 2023.

**Local Government Act transition – effect of
official community plan**

- 28 Section 788 [*transition – effect of official community plan*] of the *Local Government Act*, as that section read on December 7, 2023, continues to apply in relation to a zoning bylaw adopted by a local government for the purpose of complying with section 481.3 of the *Local Government Act*, as that section read on December 7, 2023.

Vancouver Charter transition – interpretation

- 29 Words and expressions used in sections 30 to 32 of this Act have the same meaning as in the *Vancouver Charter*.

Vancouver Charter transition – heritage designation by-laws

- 30 Section 576 (2.1) [*limits on heritage designation by-laws*] of the *Vancouver Charter* does not apply to a heritage designation by-law that has been given first reading before the date this section comes into force.

**Vancouver Charter transition – heritage
revitalization agreements**

- 31 Section 592 (2.1) [*heritage revitalization agreements*] of the *Vancouver Charter* does not apply to a heritage revitalization agreement entered into before the date this section comes into force.

CLAUSE 32: *[Vancouver Charter transition – former extension preserved]* provides for the continued application of extensions granted to the City of Vancouver under section 625 of the *Vancouver Charter*, as that section read on December 7, 2023.

CLAUSE 33: *[Short-Term Rental Accommodations Act, section 1]*

- adds a requirement in a short-term rental First Nation law to the definitions of “business licence requirement” and “short-term rental information”;
- replaces the definition of “First Nation law” with definitions of “short-term rental First Nation law” and “related First Nation law”;
- adds a definition of “personal information”.

CLAUSE 34: *[Short-Term Rental Accommodations Act, section 1]* amends the definition of “principal residence” to mean the usual place where an individual makes the individual’s home.

CLAUSE 35: *[Short-Term Rental Accommodations Act, section 1]* is consequential to amendments made by this Bill to the Act.

Vancouver Charter transition – former extension preserved

- 32** An extension granted to the Council under section 625 (3) [*transition – extension process for small-scale multi-family housing*] of the *Vancouver Charter*, as that section read on December 7, 2023, continues to apply in relation to the Council’s compliance with section 565.03 of the *Vancouver Charter*, as that section read on December 7, 2023.

**PART 2 – SHORT-TERM RENTAL
ACCOMMODATIONS ACT AMENDMENTS**

- 33** *Section 1 of the Short-Term Rental Accommodations Act, S.B.C. 2023, c. 32, is amended*

(a) *in the definition of “business licence requirement” by adding “or short-term rental First Nation law” after “applicable short-term rental bylaw”,*

(b) *by repealing the definition of “First Nation law”,*

(c) *by adding the following definitions:*

“personal information” has the same meaning as in the *Freedom of Information and Protection of Privacy Act*;

“related First Nation law” means a law of a participating First Nation, other than a short-term rental First Nation law, that restricts or otherwise impacts short-term rental accommodation services or similar services;

“short-term rental First Nation law” means a law of a participating First Nation in relation to one or both of the following:

(a) short-term rental accommodation services or similar services;

(b) platform services; , *and*

(d) *in paragraph (d) of the definition of “short-term rental information” by adding “or short-term rental First Nation law” after “applicable short-term rental bylaw”.*

- 34** *Section 1 is amended by repealing the definition of “principal residence” and substituting the following:*

“principal residence” means the usual place where an individual makes the individual’s home; .

- 35** *Section 1 is amended by repealing the definition of “responsible official”.*

CLAUSE 36: *[Short-Term Rental Accommodations Act, section 2]* is consequential to amendments made by this Bill to the Act.

CLAUSE 37: *[Short-Term Rental Accommodations Act, section 4]*

- provides that a coordination agreement may apply different provisions of the Act or the regulations to different geographic areas within the Nisga'a Lands or the treaty lands of a treaty first nation;
- standardizes the wording of the section.

CLAUSE 38: *[Short-Term Rental Accommodations Act, section 5]* prevents the same person from making a decision about a person's registration and reviewing that decision.

CLAUSE 39: *[Short-Term Rental Accommodations Act, section 11]* limits the grounds for reviewing a decision about a person's registration.

36 Section 2 is repealed and the following substituted:

Interpretation

- 2** For the purposes of this Act, a short-term rental bylaw, related bylaw, short-term rental First Nation law or related First Nation law is such a bylaw or First Nation law, as the case may be, even if the bylaw or First Nation law relates to a period of accommodation that differs from the period of time described in the definition of “short-term rental accommodation service”.

37 Section 4 is amended

- (a) in subsection (2) (a) by striking out “a part of this Act or the regulations” and substituting “specified provisions of this Act or the regulations”,**
- (b) in subsection (2) (b) by striking out “a First Nation law” and substituting “a short-term rental First Nation law or a related First Nation law”,**
- (c) by adding the following subsection:**
- (2.1) A coordination agreement may apply different provisions of this Act or the regulations to different geographic areas within the Nisga’a Lands or the treaty lands of a treaty first nation. , **and**
- (d) in subsection (3) by striking out “may not” and substituting “must not”.**

38 Section 5 is amended by adding the following subsection:

- (4.1) The registrar must not assign or delegate to the same person the power to make a decision about a person’s registration or renewal of registration and the power to review that decision under section 11 [review of decision of registrar].

39 Section 11 is amended

(a) by adding the following subsections:

- (1.1) A review may only be based on one or more of the following grounds:
- (a) subject to subsection (1.2), new evidence;
 - (b) any prescribed ground.
- (1.2) The registrar may, in a review of a decision, consider new evidence only if the registrar is satisfied that the new evidence
- (a) is substantial and material to the review, and
 - (b) did not exist when the decision was made or did exist at that time but was not discovered and could not, through the exercise of reasonable diligence, have been discovered. , **and**

CLAUSE 39: *[Short-Term Rental Accommodations Act, section 11 – continued]*

CLAUSE 40: *[Short-Term Rental Accommodations Act, section 12]* prohibits the provision of false or misleading information in relation to registration.

CLAUSE 41: *[Short-Term Rental Accommodations Act, section 18]* provides that participating First Nations may exercise the compliance powers under the section.

CLAUSE 42: *[Short-Term Rental Accommodations Act, section 19]* prevents the same person from conducting an investigation, imposing an administrative penalty and reviewing an administrative penalty in relation to the same matter.

(b) in subsection (2) by striking out “a responsible official” and substituting “the registrar”.

40 *Section 12 is amended*

(a) by renumbering the section as section 12 (1), and

(b) by adding the following subsection:

(2) A person must not provide to either of the following false or misleading information in relation to registration:

(a) the registrar;

(b) any person to whom the registrar has assigned or delegated any of the registrar’s powers or duties.

41 *Section 18 is amended*

(a) by repealing subsection (1),

(b) in subsection (2) by striking out everything before paragraph (a) and substituting “If a local government or participating First Nation has imposed a business licence requirement and determines that a platform offer is not in compliance with the business licence requirement, the local government or participating First Nation may deliver a notice about the failure to comply, in accordance with the regulations, to the following:”, and

(c) in subsection (3) (a) and (b) by striking out “relevant local government” and substituting “local government or participating First Nation”.

42 *Section 19 (5) is repealed and the following substituted:*

(5) The director must not assign or delegate to the same person more than one of the following powers in relation to the same matter:

(a) the power to conduct an investigation under section 22 *[investigation]*;

(b) the power to impose an administrative penalty under section 26 *[administrative penalties]*;

(c) the power to review an administrative penalty under section 29 *[review of administrative penalty]*.

- CLAUSE 43: *[Short-Term Rental Accommodations Act, section 21.1]* authorizes the director to make public certain information respecting compliance and enforcement under the Act.
- CLAUSE 44: *[Short-Term Rental Accommodations Act, section 26]* authorizes the director to enter into agreements with persons on whom the director has imposed an administrative penalty.
- CLAUSE 45: *[Short-Term Rental Accommodations Act, section 27]* standardizes the wording of the section.
- CLAUSE 46: *[Short-Term Rental Accommodations Act, section 29]* transfers from a responsible official to the director the power to review administrative penalties.
- CLAUSE 47: *[Short-Term Rental Accommodations Act, section 33]* is consequential to amendments made by this Bill to the Act.

43 *The following section is added to Division 1 of Part 4:*

Publication

- 21.1** (1) The director may publish, or otherwise make available to the public, the following information:
- (a) orders, notices, agreements or decisions, or summaries of them, made under this Part;
 - (b) administrative penalty payment status.
- (2) Information published, or otherwise made available to the public, under subsection (1) may include personal information.

44 *Section 26 is amended by adding the following subsections:*

- (3.1) Instead of enforcing an administrative penalty imposed under subsection (1), the director may, subject to the regulations, enter into an agreement with the person who would otherwise be liable for the administrative penalty.
- (3.2) An agreement under subsection (3.1) may provide, in accordance with the regulations, for the reduction or cancellation of the administrative penalty subject to the terms and conditions the director considers necessary or desirable.
- (3.3) An agreement under subsection (3.1) must specify the time for performing the terms and conditions and, if the person fails to perform those terms and conditions by the date specified, the administrative penalty imposed under subsection (1) is due and payable on the date of the failure.

45 *Section 27 (1) (b) is amended by striking out “may not” and substituting “must not”.*

46 *Section 29 is amended*

- (a) in subsection (3) by striking out “A responsible official” and substituting “The director”, and*
- (b) in subsections (3) and (4) by striking out “the responsible official” wherever it appears and substituting “the director”.*

47 *Section 33 (2) (b) (v) is amended by striking out “First Nation laws” and substituting “short-term rental First Nation laws and related First Nation laws”.*

CLAUSE 48: *[Short-Term Rental Accommodations Act, section 34]* clarifies the information sharing provisions of the Act.

CLAUSE 49: *[Short-Term Rental Accommodations Act, section 35]* is consequential to amendments made by this Bill to the Act.

CLAUSE 50: *[Short-Term Rental Accommodations Act, section 38]* makes adjustments to the regulation-making powers.

48 Section 34 is amended

(a) by repealing subsection (2) (e) and substituting the following:

(e) a person or entity referred to in section 33 (2) (b) (vi). ,

(b) in subsection (4) (a) by striking out “a First Nation law” and substituting “short-term rental First Nation laws and related First Nation laws”,

(c) in subsection (5) by striking out “A prescribed person or entity may” and substituting “A person or entity referred to in section 33 (2) (b) (vi) may”,

(d) in subsection (5) (a) by striking out “the prescribed person or entity” and substituting “the person or entity”, and

(e) by adding the following subsection:

(5.1) A prescribed person or entity, other than a person or entity referred to in section 33 (2) (b) (vi), may, in accordance with an agreement under subsection (1) and any regulations made under subsection (6), collect, use and disclose personal information under this Act for a prescribed purpose, which must be a purpose referred to in section 33 (2) (b).

49 Section 35 (4) is repealed and the following substituted:

(4) Subsection (3) of this section does not apply to the disclosure of information by a public body in accordance with the following provisions of this Act:

(a) section 21.1 [*publication of compliance and enforcement information*];

(b) section 33 (2) [*disclosure of personal information by minister*];

(c) section 34 [*sharing of information*].

50 Section 38 (2) is amended

(a) by repealing paragraph (f) (vii) (D),

(b) in paragraph (f) (vii) by adding the following clause:

(F) prescribing grounds for review; ,

(c) in paragraph (k) by adding “or participating First Nations” after “local governments”,

(d) in paragraph (n) by adding the following subparagraph:

(viii.1) respecting agreements, including prescribing terms and conditions that must be included in an agreement under section 26 (3.1); ,

(e) by repealing paragraph (n) (x) (D), and

(f) in paragraph (n) (x) (F) by striking out “the grounds” and substituting “grounds”.

CLAUSE 51: *[Short-Term Rental Accommodations Act, section 38]* adds to certain regulation-making powers references to participating First Nations.

CLAUSE 52: *[Transition – reviews of decisions and administrative penalties]* establishes transitional rules for the application of the amendments made by this Bill to certain provisions of the *Short-Term Rental Accommodations Act*.

51 Section 38 (3) is amended

(a) in paragraph (c) by adding “participating First Nations,” after “local governments,” and

(b) in paragraph (f) (ii) by adding the following clause:

(B.1) participating First Nations; .

Transitional Provisions

Transition – reviews of decisions and administrative penalties

- 52** (1) In this section, “Act” means the *Short-Term Rental Accommodations Act*.
- (2) Sections 5 (4.1) and 11 (1.1) and (1.2) of the Act do not apply to a review of a decision that was commenced before the date on which this section comes into force.
- (3) Section 11 (2) of the Act, as it read immediately before the date on which this section comes into force, applies to a review of a decision that was commenced before that date.
- (4) Sections 19 (5) and 29 (3) and (4) of the Act, as they read immediately before the date on which this section comes into force, apply to a review of an administrative penalty that was commenced before that date.

Commencement

- 53** The provisions of this Act referred to in column 1 of the following table come into force as set out in column 2 of the table:

Item	Column 1 Provisions of Act	Column 2 Commencement
1	Anything not elsewhere covered by this table	The date of Royal Assent
2	Section 34	January 1, 2026
3	Section 35	By regulation of the Lieutenant Governor in Council
4	Sections 38 and 39	By regulation of the Lieutenant Governor in Council
5	Sections 41 and 42	By regulation of the Lieutenant Governor in Council
6	Section 44	By regulation of the Lieutenant Governor in Council

Item	Column 1 Provisions of Act	Column 2 Commencement
7	Section 46	By regulation of the Lieutenant Governor in Council
8	Section 50	By regulation of the Lieutenant Governor in Council
9	Section 52	By regulation of the Lieutenant Governor in Council